

## FORM 1 - Vendor's Statement

(Section 7 Land and Business (Sale and Conveyancing) Act 1994)

### Contents

- Preliminary
- Part A – Parties and land
- Part B – Purchaser's cooling off rights and proceeding with the purchase
- Part C – Statement with respect to required particulars
- Part D – Certificate with respect to prescribed inquiries by registered agent
- Schedule



### Preliminary

#### To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired. If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

The *Aboriginal Heritage Act 1988* protects any Aboriginal site or object on the land. Details of any such site or object may be sought from the "traditional owners" as defined in that Act.

If you desire additional information, it is up to you to make further inquiries as appropriate.

#### Instructions to the vendor for completing this statement:

means the Part, Division, particulars or item may not be applicable.

If it is applicable, ensure the box is ticked and complete the Part, Division, particulars or item.

If it is not applicable, ensure the box is empty or strike out the Part, Division, particulars or item. Alternatively, the Part, Division, particulars or item may be omitted, but not in the case of an item or heading in the table of particulars in Division 1 of the Schedule that is required by the instructions at the head of that table to be retained as part of this statement.

\* means strike out or omit the option that is not applicable.

All questions must be answered with a YES or NO (inserted in the place indicated by a rectangle or square brackets below or to the side of the question).

If there is insufficient space to provide any particulars required, continue on attachments.

### PART A – PARTIES AND LAND

#### 1 Purchaser:

Address:

#### 2 Purchaser's registered agent:

Address:

#### 3 Vendor:

Ahmed Naufal and Mohamed Saleem

Address:

7A Tatlow Drive, Epping VIC 3076

#### 4 Vendor's registered agent:

Magain Real Estate Happy Valley Pty Ltd T/A Magain Real Estate

Address:

Shop 15, Woodcroft Market Plaza, 217 Pimpala Road Woodcroft SA 5162

#### 5 Date of contract (if made before this statement is served):

#### 6 Description of the land:

[Identify the land including any certificate of title reference]

The land situated at Unit 4/89 Cross Road, Hawthorn SA 5062 and being whole of the land in Certificate of Title  
 Volume 5047 Folio 316 and being whole of Unit 4 Strata Plan 432 in the Area named Hawthorn in the Hundred  
 of Adelaide

**PART B – PURCHASER'S COOLING-OFF RIGHTS AND PROCEEDING WITH THE PURCHASE**

**To the purchaser:**

**Right to cool-off (section 5)**

**1 – Right to cool-off and restrictions on that right**

You may notify the vendor of your intention not to be bound by the contract for the sale of the land UNLESS–

- (a) you purchased by auction; or
- (b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or
- (c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or
- (d) you are a body corporate and the land is not residential land; or
- (e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or
- (f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or
- (g) the contract also provides for the sale of a business that is not a small business.

**2 – Time for service**

The cooling-off notice must be served–

- (a) if this form is served on you before the making of the contract– before the end of the second clear business day after the day on which the contract was made; or
- (b) if this form is served on you after the making of the contract– before the end of the second clear business day from the day on which this form is served.

However, if this form is not served on you at least 2 clear business days before the time at which settlement takes place, the cooling-off notice may be served at any time before settlement.

**3 – Form of cooling-off notice**

The cooling-off notice must be in writing and must be signed by you.

**4 – Methods of service**

The cooling-off notice must be–

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:

7A Tatlow Drive, Epping VIC 3076 and 17 Rutland Avenue, Unley Park SA 5061

(being the vendor's last known address); or

- (c) transmitted by fax or email to the following fax number or email address:

zach@magain.com.au

(being a number or address provided to you by the vendor for the purpose of service of the notice); or

- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:

Shop 15, Woodcroft Market Plaza, 217 Pimpala Road Woodcroft SA 5162

(being \*the agent's address for service under the *Land Agents Act 1994*/~~an address nominated by the agent to you for the purpose of service of the notice~~).

**Note–**

Section 5(3) of the *Land and Business (Sale and Conveyancing) Act 1994* places the onus of proving the giving of the cooling-off notice on the purchaser. It is therefore strongly recommended that –

- (a) if you intend to serve the notice by leaving it for the vendor's agent at the agent's address for service or an address nominated by the agent, you obtain an acknowledgment of service of the notice in writing; or
- (b) if you intend to serve the notice by fax or email, you obtain a record of the transmission of the fax or email.

**5 – Effect of service**

If you serve such cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served. You are then entitled to the return of any money you paid under the contract other than–

- (a) the amount of any deposit paid if the deposit did not exceed \$100; or
- (b) an amount paid for an option to purchase the land.

**Proceeding with the purchase**

If you wish to proceed with the purchase–

- (a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage; and
- (b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract; and
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

**PART C – STATEMENT WITH RESPECT TO REQUIRED PARTICULARS  
(section 7(1))**

**To the purchaser:**

\*I / ~~We~~,

Ahmed Naufal \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

of

7A Tatlow Drive, Epping VIC 3076 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

being the \*vendor(s)/person authorised to act on behalf of the vendor(s) in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

**PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT  
(section 9)**



**To the purchaser:**

I,

Zach Sproule \_\_\_\_\_

certify \*that the responses/that, subject to the exceptions stated below, the responses to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.

Exceptions:

NIL \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

~~\*Vendor's agent / Purchaser's agent~~  
~~\*Person authorised to act on behalf of \*Vendor's agent / Purchaser's agent~~

**SCHEDULE – DIVISION 1**

**PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND**

(section 7(1)(b))

**Note –**

Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement.

Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless—

- (a) there is an attachment to this statement and –
  - (i) all the required particulars are contained in that attachment; and
  - (ii) the attachment is identified in column 2; and
  - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
- (b) the mortgage, charge or prescribed encumbrance –
  - (i) is 1 of the following items in the table:
    - (A) under the heading 1. General –
      - 1.1 Mortgage of land
      - 1.4 Lease, agreement for lease, tenancy agreement or licence
      - 1.5 Caveat
      - 1.6 Lien or notice of a lien
    - (B) under the heading 36. Other charges –
      - 36.1 Charge of any kind affecting the land (not included in another item); and
  - (ii) is registered on the certificate of title to the land; and
  - (iii) is to be discharged or satisfied prior to or at settlement.

**TABLE OF PARTICULARS**

Column 1	Column 2	Column 3
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*[If an item is applicable, ensure that the box for the item is ticked and complete the item.]*

*[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE " or "N/A" in column 1. Alternatively, the item and any inapplicable heading may be omitted, but not in the case of–*

- (a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
- (b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and
- (c) the heading "6. Repealed Act conditions" and item 6.1; and
- (d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,

*which must be retained as part of this statement whether applicable or not.]*

*[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in **bold type** must be set out in column 3 and all other particulars must be set out in column 2.]*

*[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for each such mortgage, charge or prescribed encumbrance.]*

*[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]*

Column 1	Column 2	Column 3
<b>1. General</b>		
<p><b>1.1 Mortgage of land</b></p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>                      REFER CERTIFICATE OF TITLE - VOLUME 5047 FOLIO 316</p> <p>Number of mortgage (if registered):                      12845140</p> <p>Name of mortgagee:                      MORTGAGE TO WESTPAC BANKING CORPORATION (ACN:007 457 141)</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>
<p><b>1.2 Easement</b>                      (whether over the land or annexed to the land)</p> <p><b>Note -</b> "Easement" includes rights of way and party wall rights.</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Description of land subject to easement:</p> <p>Nature of easement:</p> <p>Are you aware of any encroachment on the easement?</p> <p>(If YES, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given?</p> <p>(If YES, give details):</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p><b>1.3 Restrictive covenant</b></p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired?</p> <p>(If NO, give details):</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>

Column 1	Column 2	Column 3
<p><b>1.4 Lease, agreement for lease, tenancy agreement or licence</b></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  <b>Residential Tenancy Agreement</b></p> <p>Names of parties:  <b>Alice Song</b></p> <p>Period of lease, agreement for lease etc:                      From: <b>29/9/2024</b>                      To: <b>29/9/2025</b></p> <p>Amount of rent or licence fee:  <b>\$820</b>                      per (period)  <b>fortnight</b></p> <p>Is the lease, agreement for lease etc in writing?  <b>YES</b></p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify-                      (a) the Act under which the lease or licence was granted:</p> <p>(b) the outstanding amounts due (including any interest or penalty):</p>	<p><input checked="" type="checkbox"/></p> <p><b>NO</b></p> <p><b>YES</b></p>
<p>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
<b>5. Development Act 1993 (repealed)</b>		
<p><b>5.1 section 42 - Condition (that continues to apply) of a development authorisation</b></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  <b>REFER CITY OF MITCHAM COUNCIL RATES</b></p> <p>Condition(s) of authorisation:</p>	<p><input checked="" type="checkbox"/></p> <p><b>NO</b></p> <p><b>YES</b></p>
<p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
<b>6. Repealed Act conditions</b>		
<p><b>6.1 Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)</b></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  <b>REFER CITY OF MITCHAM COUNCIL SEARCH</b></p> <p>Nature of condition(s):  <b>APPLICATION NUMBER 080/1639/7071</b>  <b>DESCRIPTION: ENCLOSURE TO CARPORTS</b>  <b>DATE APPROVED : 15/6/1971</b></p> <p><b>APPLICATION NUMBER 080/0310/6565</b>  <b>DESCRIPTION: CARPORT</b>  <b>DATE APPROVED: 9/9/1965</b></p>	<p><input checked="" type="checkbox"/></p> <p><b>NO</b></p> <p><b>YES</b></p>
<p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		

Column 1	Column 2	Column 3
<b>29. Planning, Development and Infrastructure Act 2016</b>		
<b>29.1 Part 5 - Planning and Design Code</b>	<p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  <b>REFER CITY OF MITCHAM COUNCIL SEARCH &amp; CERTIFICATE OF TITLE VOLUME 5047 FOLIO 316</b></p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):  <b>EN - ESTABLISHED NEIGHBOURHOOD</b></p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area?  <b>NO</b></p> <p>Is the land designated as a local heritage place?  <b>NO</b></p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?  <b>NO</b></p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?  <b>YES</b></p> <p><b>Note-</b>                      For further information about the Planning and Design Code visit <a href="http://www.code.plan.sa.gov.au">www.code.plan.sa.gov.au</a></p>	<input checked="" type="checkbox"/> <b>NO</b> <b>YES</b>
<p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
<b>29.2 section 127 - Condition (that continues to apply) of a development authorisation</b>	<p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<input type="checkbox"/> <b>YES/NO</b> <b>YES/NO</b>
<p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><b>N/A</b></p>	

## SCHEDULE – DIVISION 2

### OTHER PARTICULARS

(section 7(1)(b))

#### Particulars relating to strata unit



- 1 Name of strata corporation:  
STRATA COPORATION NO 432 INCORPORATED  
Address of strata corporation:  
89 CROSS ROAD HAWTHORN SA 5062
- 2 Application must be made in writing to the strata corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the strata corporation for the articles referred to in 6 unless the articles are obtained from the Lands Titles Registration Office.
- 3 Particulars supplied by the strata corporation or known to the vendor:
  - (a) particulars of contributions payable in relation to the unit (including details of arrears of contributions related to the unit):  
REFER STRATA CORPORATION NO 432 INC- ATTACHED
  - (b) particulars of the assets and liabilities of the strata corporation:  
REFER STRATA CORPORATION NO 432 INC- ATTACHED
  - (c) particulars of expenditure that the strata corporation has incurred, or has resolved to incur, and to which the unit holder of the unit must contribute, or is likely to be required to contribute:  
REFER STRATA CORPORATION NO 432 INC- ATTACHED
  - (d) particulars of the unit entitlement of the unit:  
REFER STRATA CORPORATION NO 432 INC- ATTACHED  
REFER SCEDULE OF UNIT ENTITLEMENTS - ATTACHED

*[If any of the above particulars have not been supplied by the strata corporation by the date of this statement and are not known to the vendor, state "not known" for those particulars.]*
- 4 Documents supplied by the strata corporation that are enclosed:
  - (a) a copy of the minutes of the general meetings of the strata corporation and management committee  
\*for the 2 years preceding this statement/since the deposit of the strata plan;  
(\*Strike out or omit whichever is the greater period)  
YES
  - (b) a copy of the statement of accounts of the strata corporation last prepared;  
YES
  - (c) a copy of current policies of insurance taken out by the strata corporation.  
YES

*[For each document indicate (YES or NO) whether or not the document has been supplied by the strata corporation by the date of this statement.]*
- 5 If "not known" has been specified for any particulars in 3 or a document referred to in 4 has not been supplied, set out the date of the application made to the strata corporation and give details of any other steps taken to obtain the particulars or documents concerned:  
N/A
- 6 A copy of the articles of the strata corporation is enclosed.
- ~~7 The following additional particulars are known to the vendor or have been supplied by the strata corporation:~~
- 8 Further inquiries may be made to the secretary of the strata corporation or the appointed strata manager.  
Name:  
FEWSTER STRATA & COMMUNITY MANAGEMENT PTY LTD  
Address:  
30 UNLEY ROAD, UNLEY SA 5061

**Note—**

- (1) A strata corporation must (on application by or on behalf of a current owner, prospective purchaser or other relevant person) provide the particulars and documents referred to in 3(a)-(c), 4 and 6 and must also make available for inspection its accountancy records and minute books, any contract with a body corporate manager, the register of unit holders and unit holder entitlements that it maintains, and any documents in its possession relating to the design and construction of the buildings or improvements on the site or relating to the strata scheme.
- (2) Copies of the articles of the strata corporation may also be obtained from the Lands Titles Registration Office.
- (3) All owners of a strata unit are bound by the articles of the strata corporation. The articles regulate the rights and liabilities of owners of units in relation to their units and the common property and matters of common concern.
- (4) For a brief description of some of the matters that need to be considered before purchasing a strata unit, see Division 3 of this Schedule.

**SCHEDULE - DIVISION 3****COMMUNITY LOTS AND STRATA UNITS****Matters to be considered in purchasing a community lot or strata unit**

The property you are buying is on strata or community title. There are **special obligations and restrictions** that go with this kind of title. Make sure you understand these. If unsure, seek legal advice before signing a contract. For example:

**Governance**

You will automatically become a member of the **body corporate**, which includes all owners and has the job of maintaining the common property and enforcing the rules. Decisions, such as the amount you must pay in levies, will be made by vote of the body corporate. You will need to take part in meetings if you wish to have a say. If outvoted, you will have to live with decisions that you might not agree with.

If you are buying into a mixed use development (one that includes commercial as well as residential lots), owners of some types of lots may be in a position to outvote owners of other types of lots. Make sure you fully understand your voting rights, see later.

**Use of your property**

You, and anyone who visits or occupies your property, will be bound by rules in the form of **articles or by-laws**. These can restrict the use of the property, for example, they can deal with keeping pets, car parking, noise, rubbish disposal, short-term letting, upkeep of buildings and so on. Make sure that you have read the articles or by-laws before you decide whether this property will suit you.

Depending on the rules, you might not be permitted to make changes to the exterior of your unit, such as installing a television aerial or an air-conditioner, building a pergola, attaching external blinds etc without the permission of the body corporate. A meeting may be needed before permission can be granted. Permission may be refused. Note that the articles or by-laws **could change** between now and when you become the owner: the body corporate might vote to change them. Also, if you are buying before the community plan is registered, then any by-laws you have been shown are just a draft.

**Are you buying a debt?**

If there are unpaid contributions owing on this property, you can be made to pay them. You are entitled to **know the financial state of the body corporate** and you should make sure you see its records before deciding whether to buy. As a prospective owner, you can write to the body corporate requiring to see the records, including minutes of meetings, details of assets and liabilities, contributions payable, outstanding or planned expenses and insurance policies. There is a fee. To make a request, write to the secretary or management committee of the body corporate.

**Expenses**

The body corporate can **require you to maintain your property**, even if you do not agree, or can carry out maintenance and bill you for it.

The body corporate can **require you to contribute** to the cost of upkeep of the common property, even if you do not agree. Consider what future maintenance or repairs might be needed on the property in the long term.

**Guarantee**

As an owner, you are a **guarantor** of the liabilities of the body corporate. If it does not pay its debts, you can be called on to do so. Make sure you know what the liabilities are before you decide to buy. Ask the body corporate for copies of the financial records.

**Contracts**

The body corporate can make contracts. For example, it may engage a body corporate manager to do some or all of its work. It may contract with traders for maintenance work. It might engage a caretaker to look after the property. It might make any other kind of contract to buy services or products for the body corporate. Find out **what contracts the body corporate is committed to and the cost**.

The body corporate will have to raise funds from the owners to pay the money due under these contracts. As a guarantor, you could be liable if the body corporate owes money under a contract.

**Buying off the plan**

If you are buying a property that has not been built yet, then you **cannot be certain** what the end product of the development process will be. If you are buying before a community plan has been deposited, then any proposed development contract, scheme description or by-laws you have been shown could change.

**Mixed use developments - voting rights**

You may be buying into a group that is run by several different community corporations. This is common in mixed use developments, for example, where a group of apartments is combined with a hotel or a group of shops. If there is more than one corporation, then you should not expect that all lot owners in the group will have equal voting rights. The corporations may be structured so that, even though there are more apartments than shops in the group, the shop owners can outvote the apartment owners on some matters. Make enquiries so that you understand how many corporations there are and what voting rights you will have.

**Further information**

The Real Estate Institute of South Australia provides an information service for enquiries about real estate transactions, see [www.reisa.com.au](http://www.reisa.com.au).

The Australian Institute of Conveyancers (SA Division) (AICSA) provides information and operates a Public Advisory Service with respect to conveyancers and the conveyancing process, see [www.aicsa.com.au](http://www.aicsa.com.au).

Information and a booklet about strata and community titles is available from the Legal Services Commission of South Australia at [www.lsc.sa.gov.au](http://www.lsc.sa.gov.au).

You can also seek advice from a legal practitioner.



# Form R3

## Buyers information notice

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*Land and Business (Sale and Conveyancing) Act 1994 section 13A*  
*Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17*

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommend that you check the website: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

### Safety

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- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

## **Enjoyment**

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- Does the property have any **stormwater** problems?
- Is the property in a flood **prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, **downpipes** and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any significant trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

## **Value**

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- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How energy **efficient** is the home, including appliances and lighting? What **energy sources** (eg electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.

## Certificate of Title

**Title Reference:** CT 5047/316  
**Status:** CURRENT  
**Edition:** 7

## Dealings

No Unregistered Dealings and no Dealings completed in the last 90 days for this title

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title

REAL PROPERTY ACT, 1886



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5047 Folio 316

**Parent Title(s)** CT 3778/197  
**Creating Dealing(s)** CONVERTED TITLE  
**Title Issued** 01/10/1991      **Edition** 7      **Edition Issued** 29/12/2017

**Diagram Reference**

### Estate Type

FEE SIMPLE (UNIT)

### Registered Proprietor

AHMED NAUFAL  
OF UNIT 4 89 CROSS ROAD HAWTHORN SA 5062  
80 / 100 SHARE

MOHAMED SALEEM  
OF 17 RUTLAND AVENUE UNLEY PARK SA 5061  
20 / 100 SHARE

### Description of Land

UNIT 4 STRATA PLAN 432  
IN THE AREA NAMED HAWTHORN  
HUNDRED OF ADELAIDE

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
12845140	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

### Notations

<b>Dealings Affecting Title</b>	NIL
<b>Priority Notices</b>	NIL
<b>Notations on Plan</b>	NIL
<b>Registrar-General's Notes</b>	NIL
<b>Administrative Interests</b>	NIL



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Form No. 3022

# APPLICATION/STATEMENT

STRATA TITLES ACT 1988 (SECTION 41)  
COMMUNITY TITLES ACT 1996 (SECTIONS 11, 44, 51, 139)

**To:** The Secretary: \*Strata/~~Community~~ Corporation No. **432** Incorporated

**From:** **Eckermann Forms**

\*on behalf of the: \*owner / \*mortgagee / \*prospective purchaser / \*prospective mortgagee in regard to:

\*Unit/Lot No **4** in the above Corporation which is situated at **89 Cross Road, Hawthorn 5062**

and owned by **Ahmed Naufal & Mohamed Saleem**

**I/We request that you provide the following information:**

**PART 1 FINANCIAL DETAILS**

1.1 **Unit/Lot Entitlement 1** Total of all Unit/Lot Entitlements **6**

1.2 (a) Maintenance Contributions

Amount Payable \$ **1,083.33** per **6 months** paid to **31/07/2025**

(b) Levies Payable (Description, Amount, Due Date)

(1) **Administration Fund** \$ **1,083.33** Due Date: **01/08/2025**

(2) **Sinking Fund** \$ **\$00.00** Due Date: **01/08/2025**

(c) Arrears

Contributions \$ **Nil** Levies \$ **Nil** Interest \$ **Nil**

As at **04/06/2025** Total Arrears \$ **Nil**

N.B. Interest accrues daily at **15 %** per annum **after 30 days**

(d) Water charges to be paid by \*~~Corporation~~ / Owner

1.3 **Liabilities of the Corporation**

(a) Current liabilities incurred by the Corporation to which the unit/lot holder must or is likely to be required to contribute: (excluding 1.2)

(1) **As per Budget** \$ .....

(2) ..... \$ .....

(b) Future liabilities resolved to be incurred by the Corporation to which the unit/lot holder must or is likely to be required to contribute: (excluding 1.2)

(1) ..... \$ .....

(2) ..... \$ .....

1.4 **Assets of the Corporation**

Name of Fund: **SC 432 Inc.**

Where held: **Macquarie Bank Limited**

(a) Sum standing to credit of fund \$ **2,090.20** **Administration Fund**

(b) Amount budgeted for known expenses \$ .....

(c) Amount in Sinking Fund \$ **4,514.70** **Purpose (see budget)**

(d) Particulars of other assets: (common property improvements that do not appear on the strata plans)

.....

\* (Delete where not applicable)

**PART 2 INSURANCE DETAILS**

Insurer	<b>SCI</b>		
Property Cover	\$ <b>1,930,000</b>	Expiry Date <b>27/12/2025</b>	Policy No . <b>SRSC21009060</b>
Public Liability	\$ <b>30,000,000</b>	Expiry Date <b>27/12/2025</b>	Policy No . <b>SRSC21009060</b>
Other Covers (e.g. Voluntary Workers, Fidelity Guarantee, Machinery Breakdown, Flood)			
(1) Voluntary Workers	\$ <b>200,000</b>	Expiry Date <b>27/12/2025</b>	Policy No . <b>SRSC21009060</b>
(2) Fidelity Guarantee	\$ <b>100,000</b>	Expiry Date <b>27/12/2025</b>	Policy No . <b>SRSC21009060</b>
(3) Office Bearers	\$ <b>250,000</b>	Expiry Date <b>27/12/2025</b>	Policy No . <b>SRSC21009060</b>

**PART 3 Please supply a copy of each of the following:** (Applicant to delete if not required)

- 3.1 (a) Minutes of general meetings of the Corporation for the last two (2) years.
  - (b) ~~Minutes of management committee meetings of the Corporation for the last two (2) years.~~
  - (c) Detail of any "special resolution" or "unanimous resolution" affecting the unit or common property passed during the last five (5) years (*excluding those contained in (a) above*)
- Refer relevant minutes attached – **Not Available.**

3.2 Statement of Accounts of the Corporation last prepared.

3.3 ~~\*The Articles/The By Laws now in force.~~

3.4 Certificate of Currency of Insurance.

~~3.5 Insurance Policy(ies) currently in force by the Corporation.~~

~~3.6 The Development Contract [Section 51] and Particulars of the owners obligations.~~

~~3.7 The Scheme Description [Section 11]~~

**PART 4 Please complete the following:**

The Corporation's records are available for inspection at **30 Unley Road Unley SA**

on any working day between the hours of **10:00** am and **4:00** pm. Contact phone **(08)8357 3500**

**(A fee of \$5.00 will be charged)**

**PART 5 Fees Payable** (which must accompany this application - delete any item that does not apply)

5.1	*(a) For completing and supplying items 3.1 to 3.4 inclusive .....	\$105.60
	<del>*(b) For supplying item 3.5 .....</del>	<del>\$10.00</del>
	<del>*(c) For supplying item 3.6 .....</del>	<del>\$25.00</del>
	<del>*(d) For supplying item 3.7 .....</del>	<del>\$25.00</del>
	Total fees payable on this application	<u>\$105.60</u>

5.2 **Date of Application: 04/06/2025**

Signed for/on behalf of the Applicant

**Date of Statement: 04/06/2025**

Signed for/on behalf of the Corporation



**Applicant - Please Note:-**

- 1. This statement does not take into account any decisions or transactions of the Corporation at or subsequent to the issue thereof.
- 2. Applicants are invited to check the current status prior to settlement.
- 3. Please advise the Corporation the name and address of the new owner when settlement has been effected.

\*(Delete where not applicable)

**MINUTES OF THE ANNUAL GENERAL MEETING**  
**STRATA CORPORATION Scheme No. 432 INC**  
**89 Cross Road Hawthorne**

**DATE** Tuesday 18 November 2024 at 4:00pm

**LOCATION** 30 Unley Road, Unley SA and Online via ZOOM

**PRESENT**

The following Owners were represented at the meeting:

Lot 3: David Jameson

Lot 4: Ahmed Naufal

Lot 6: Mr Qibo FANG

The following Owners were represented by Proxy:

Lot 2: Danielle O'Neill; Proxy FSCM

Lot 5: Josh Corbett; Proxy FSCM

Lauren Beard was present as the Body Corporate Manager representing Fewster Strata & Community Management Pty Ltd (FSCM)

**1. QUORUM**

A Quorum was declared as there were 5 out of a possible 6 Lots represented.

**2. CHAIRPERSON**

Lauren Beard was appointed Chairperson for the Meeting, assisted by Paul Du Plessis

*Carried Unanimously*

**3. MINUTES OF THE PREVIOUS MEETING**

It was resolved that the Minutes of the Annual General Meeting held on 15/11/2024 be accepted as a true and accurate record.

*Carried Unanimously*

**4. PRESENTATION OF FINANCIAL STATEMENT**

It was resolved that the Financial Statement for the period 1/11/2023 to 31/10/2024 be accepted and adopted.

*Carried Unanimously*

**5. APPOINTMENT OF BODY CORPORATE MANAGER**

It was resolved that Fewster Strata & Community Management (FSCM) Pty Ltd be appointed as the Body Corporate Manager of the Corporation at a Fee of \$1,732.00 for the next twelve (12) months. Disbursements incurred by FSCM in relation to the Management of the Corporation may be recovered from the Corporation. The Management duties are in accordance with the duties as specified in the Management Agreement, with the Presiding

Officer being authorised to sign the Management Agreement on behalf of the Corporation.

A copy of the Management Agreement will be forwarded to the Presiding Officer, with the fully executed copy to be uploaded to the Community Portal.

*Carried Unanimously*

### Our Additional Services: Residential and Commercial Property Management

With the re-appointment of Fewster Strata and Community Management, we would like to make Owners aware that Fewster Properties also provides comprehensive services for Residential and Commercial Property Management. Please direct your interest to Charlie or Olivia for further information on our services and fees at [charlie@fewster.com.au](mailto:charlie@fewster.com.au) or [olivia@fewster.com.au](mailto:olivia@fewster.com.au) where we will be more than happy to discuss your requirements.

## **6. ELECTION OF OFFICERS**

It was resolved that Brian Fang be appointed to the position of Presiding Officer.

It was resolved that David Jameson be appointed to the position of Secretary.

It was resolved that Ahmed Naufal be appointed to the position of Treasurer.

### **Public Officer**

It was resolved that Suzie Fewster be appointed as Public Officer of the Corporation.

*Carried Unanimously*

## **7. REVIEW OF INSURANCE POLICIES**

FSCM tabled the Product Disclosure Statement (PDS) and Financial Services Guide (FSG) and explained they are an Authorised Representative/Distributor of Strata Community Insurance Agencies Pty Ltd (SCI) / CHU Underwriting Agencies Pty Ltd (CHU) for the sale of Strata and Community insurance products. Copies of the PDS and FSG are available on request from our office or alternatively, can be found at [stratacommunityinsure.com.au](http://stratacommunityinsure.com.au) / [www.chu.com.au](http://www.chu.com.au).

The Manager is qualified to give general and factual advice about insurance, not personal advice, however, any decisions made regarding the product should be made in conjunction with the PDS and FSG.

Fewster Strata and Community Management Pty Ltd obtain a commission from the underwriter of up to 20% of the Base Premium for the placement of such insurance through the Body Corporate Manager. When insurance is placed through the Manager there are no fees charged to the Corporation for the processing of claims. FSCM is required to obtain clear instructions from the Corporation for the renewal of insurance.

### **A. Valuation**

The importance of three to five yearly formal valuations was discussed with Owners as for compliance with Legislation, the Act states the building & common area contents must be insured for full replacement value.

The last valuation was undertaken on 22/11/2022 Current Sum reported \$1,930,000

The next formal valuation is due in 2025/2026

After some discussion it was resolved not to undertake a formal valuation in 2024

## B. Current Insurance Details - Common Property

Insurer	SCI
Policy Number	SRSC21009060
Renewal Date	27/12/2024
Building Sum	\$1,930,000
Common Contents	\$19,300
Loss of Rent/Temp Accom	\$289,500
Public Legal Liability	\$30,000,000
Office Bearers Liability	\$250,000
Voluntary Workers	\$200,000/\$2,000
Fidelity Guarantee	\$100,000
Catastrophe	NA
Lot Owners Fixtures & Improvements	\$300,000 per Lot
Flood & Floating Floors Cover	Selected
Excesses	\$1,000 Burst Pipes/ Water- \$2,500

## C. Renewal Directions

FSCM advised the Corporation that Catastrophe Insurance Cover is available, enabling the Corporation to nominate a percentage (up to 30%) of the Current Sum insured and arrange supplementary Catastrophe Cover for that amount.

Catastrophe cover is not in place and will continue.

*Catastrophe Insurance is an additional component of the policy available providing further cover and risk reduction to the Corporation should there be any Escalation in the cost of the replacement of the Insured Property if it is destroyed, or it is assessed as a constructive total loss, as a result of a Catastrophic event. A Catastrophic event is declared by the Insurance Council of Australia (ICA) should there be an Event which is sudden and widespread and which causes substantial damage to property over a large area. i.e. flood, cyclone or hail.*

After some discussion it was resolved that the insurance remains with the existing insurer SCI at the Current Sum of \$1,930,000.

The premium is due and payable on 27/12/2024

To ensure the Corporation continues to have insurance that meets the requirements of the Strata Titles Act, it was resolved that Fewster Strata & Community Management Pty Ltd be granted a standing order to automatically renew the insurance policy each year at the limits of cover presently held, or as determined at a general meeting of the Corporation.

*Carried Unanimously*

## **8. LOT OWNERS INSURANCE**

FSCM advised Owners that the Strata Corporation's insurance policy does not cover an Owner's or Tenant's contents (including carpets, curtains and light fittings) or an Owner's legal liability in their unit subsidiary. It is each individual Owner's responsibility to arrange appropriate insurance for their unit. Owners were reminded that Lot Owner's Insurance is a requirement as should a claim be made in relation to the Corporation's Insurance policy and an individual lot owner's entitlement area is not insured, the Insurance company reserves the right to deny such claim. FSCM advised Owners they are an Authorised Representative of CHU Underwriting Agencies Pty Ltd (CHU) and are authorised to organise and provide Landlord Insurance. Should you wish for FSCM to arrange appropriate quotes for your unit, please let us know and we will be happy to get in touch with you directly to arrange suitable coverage for same.

## **9. COMMON PROPERTY MAINTENANCE**

It was resolved that the following gardening and/or maintenance would be carried out;

### **Gutter Cleaning**

Gutter cleaning to be undertaken in May/June 2025 & December 2025 by the existing contractor Gutter Sweep.

### **Pest Control**

FSCM recommend annual visual pest inspections. The last inspection was completed July 2023. The next Visual Inspection is due now - December 2024.

The Corporation currently has a termite baiting program in place through Adelaide Pest Control. Owners agreed the baiting system monitoring is to continue.

### **Gardening/Pruning**

It was agreed for Kym Wood to continue with the current scope of gardening works on site. It was also agreed that Owners/Residents may attend to front garden areas where required.

### **Stormwater Drains**

Regulated Plumbing have recommended annual stormwater drain cleans; it was agreed that the presiding officer has the authority to request a drain clean when required.

### **Smoke Alarms**

All Owners were reminded to ensure their smoke detectors/alarms are monitored annually and/ or as required to comply with Legislation.

## **10. SINKING FUND ANALYSIS**

Owners were advised a Sinking Fund is a reserve fund for non-recurrent expenditure items in future years.

*Carried Unanimously*

## **11. BUDGET AND LEVIES**

It was resolved the Corporation Levies be set at a total of \$13,000 for the Administration Fund and \$0 for the Sinking Fund for 2024/25. Levies are due each 6 months and are to be paid in advance in accordance with Equal Entitlement.

Levies will be due on the following dates:

01 February 2025 and 01 August 2025

Owners are reminded that unpaid levies attract a fine of 15% after 30 days. These fees remain attached to the Unit in question until point of sale or payment of interest and fines, whichever occurs first. Please note, fines are charged on behalf of the Corporation and are paid directly into the Corporation's bank account.

Any major works unable to be paid from the accumulated funds or should any fund shortages arise, these are to be paid by way of a Special Levy, of which the Presiding Officer has the authority to approve on behalf of the Corporation.

*Carried Unanimously*

## **Bank Account**

FSCM has authority to open and operate an independent Bank Account on behalf of and in the name of the Corporation.

*Carried Unanimously*

## **12. APPROVALS AND ADOPTION OF POLICIES**

No Approvals or Adoptions Raised.

## **13. GENERAL BUSINESS**

### **Common Area**

Owners are reminded that there is to be no storage of personal items or effects on Common Land and Penalties of up to \$500.00 can be issued for breaching the Strata Articles. All owners currently storing items on Common Property or carports are requested to remove these items as a matter of priority.

### **Lot 5 Carport**

It was noted that Lot 1 Brett Hill is to remove all personal items from Lot 5 carport agree as agreed by SMS – Items must be removed by Lot 5 settlement on 25 November 2024.

## **14. NEXT MEETING**

The next AGM is to be held on Wednesday, 19 November 2025 at 4:00pm at Fewster Strata & Community Management's Office located at 30 Unley Road, Unley or Online via ZOOM

## **15. MEETING FINISH TIME 4:41PM**

**MINUTES OF THE ANNUAL GENERAL MEETING**  
**STRATA Scheme No. 432 INC**  
**89 Cross Road Hawthorne**

**DATE** Wednesday 15 November 2023 at 4:00pm

**LOCATION** 30 Unley Road, Unley SA and Online via ZOOM

**PRESENT**

The following Owners were represented at the meeting:

Lot 2: Danielle O'Neill

Lot 4: Ahmed Naufal & Mohamed Saleem

The following Owners were represented by Proxy:

Lot 3: David Jameson; Proxy FSCM

Lauren Beard was present as the Body Corporate Manager representing Fewster Strata & Community Management Pty Ltd (FSCM)

**1. QUORUM**

A Quorum was declared as there were 3 out of a possible 6 Lots represented.

**2. CHAIRPERSON**

Danielle O'Neill was appointed Chairperson for the Meeting, assisted by Lauren Beard

*Carried Unanimously*

**3. MINUTES OF THE PREVIOUS MEETING**

It was resolved that the Minutes of the Annual General Meeting held on 16/11/2022 be accepted as a true and accurate record.

*Carried Unanimously*

**4. PRESENTATION OF FINANCIAL STATEMENT**

It was resolved that the Financial Statement for the period 1/11/2022 to 31/10/2023 be accepted and adopted.

*Carried Unanimously*

**5. APPOINTMENT OF BODY CORPORATE MANAGER**

It was resolved that Fewster Strata & Community Management (FSCM) Pty Ltd be appointed as the Body Corporate Manager of the Corporation at a Fee of \$1,650.00 for the next twelve (12) months. Disbursements incurred by FSCM in relation to the Management of the Corporation may be recovered from the Corporation. The Management duties are in accordance with the duties as specified in the Management Agreement, with the Presiding Officer being authorised to sign the Management Agreement on behalf of the Corporation.

A copy of the Management Agreement will be forwarded to the Presiding Officer, with the fully executed copy to be uploaded to the Community Portal.

*Carried Unanimously*

### Our Additional Services: Residential and Commercial Property Management

With the re-appointment of Fewster Strata and Community Management, we would like to make Owners aware that Fewster Properties also provides comprehensive services for Residential and Commercial Property Management. Please direct your interest to Charlie or Olivia for further information on our services and fees at [charlie@fewster.com.au](mailto:charlie@fewster.com.au) or [olivia@fewster.com.au](mailto:olivia@fewster.com.au) where we will be more than happy to discuss your requirements.

## **6. ELECTION OF OFFICERS**

It was resolved that Josh Corbett be appointed to the position of Presiding Officer.

It was resolved that David Jameson be appointed to the position of Secretary.

It was resolved that Danielle O'Neill be appointed to the position of Treasurer.

### **Public Officer**

It was resolved that Suzie Fewster be appointed as Public Officer of the Corporation.

*Carried Unanimously*

## **7. REVIEW OF INSURANCE POLICIES**

FSCM tabled the Product Disclosure Statement (PDS) and Financial Services Guide (FSG) and explained they are an Authorised Representative/Distributor of Strata Community Insurance Agencies Pty Ltd (SCI) / CHU Underwriting Agencies Pty Ltd (CHU) for the sale of Strata and Community insurance products. Copies of the PDS and FSG are available on request from our office or alternatively, can be found at [stratacommunityinsure.com.au](http://stratacommunityinsure.com.au) / [www.chu.com.au](http://www.chu.com.au).

The Manager is qualified to give general and factual advice about insurance, not personal advice, however, any decisions made regarding the product should be made in conjunction with the PDS and FSG.

Fewster Strata and Community Management Pty Ltd obtain a commission from the underwriter of up to 20% of the Base Premium for the placement of such insurance through the Body Corporate Manager. When insurance is placed through the Manager there are no fees charged to the Corporation for the processing of claims. FSCM is required to obtain clear instructions from the Corporation for the renewal of insurance.

### **A. Valuation**

The importance of three to five yearly formal valuations was discussed with Owners as for compliance with Legislation, the Act states the building & common area contents must be insured for full replacement value.

The last valuation was undertaken on 22/11/2022 Current Sum reported \$1,930,000

The next formal valuation is due in 2025/2026

After some discussion it was resolved not to undertake a formal valuation in 2023

## B. Current Insurance Details - Common Property

Insurer	SCI
Policy Number	SRSC21009060
Renewal Date	27/12/2023
Building Sum	\$1,930,000
Common Contents	\$19,300
Loss of Rent/Temp Accom	\$289,500
Public Legal Liability	\$30,000,000
Office Bearers Liability	\$250,000
Voluntary Workers	\$200,000/\$2,000
Fidelity Guarantee	\$100,000
Lot Owners Fixtures & Improvements	\$300,000
Flood & Floating Floors Cover	Selected
Excesses	\$2,500 (water), \$500 (property)

## C. Renewal Directions

FSCM advised the Corporation that Catastrophe Insurance Cover is available, enabling the Corporation to nominate a percentage (up to 30%) of the Current Sum insured and arrange supplementary Catastrophe Cover for that amount.

Catastrophe cover is not in place.

*Catastrophe Insurance is an additional component of the policy available providing further cover and risk reduction to the Corporation should there be any Escalation in the cost of the replacement of the Insured Property if it is destroyed, or it is assessed as a constructive total loss, as a result of a Catastrophic event. A Catastrophic event is declared by the Insurance Council of Australia (ICA) should there be an Event which is sudden and widespread and which causes substantial damage to property over a large area. i.e. flood, cyclone or hail.*

After some discussion it was resolved that; a/an alternate quote/s be obtained at the Current Sum Insured of \$1930,000.00. The quotes to presented to Owners for a decision, with the Presiding Officer to give clear instruction to the Manager as to the preferred insurer.

The premium is due and payable on 27/12/2023

To ensure the Corporation continues to have insurance that meets the requirements of the Strata Titles Act, it was resolved that Fewster Strata & Community Management Pty Ltd be granted a standing order to automatically renew the insurance policy each year at the limits of cover presently held, or as determined at a general meeting of the Corporation.

*Carried Unanimously*

## 8. LOT OWNERS INSURANCE

FSCM advised Owners that the Strata Corporation's insurance policy does not cover an Owner's or Tenant's contents (including carpets, curtains and light fittings) or an Owner's legal liability in their unit subsidiary. It is each individual Owner's responsibility to arrange appropriate insurance for their unit. Owners were reminded that Lot Owner's Insurance is requirement as should a claim be made in relation to the Corporation's Insurance policy and an individual lot owner's entitlement area is not insured, the Insurance company reserves the right to deny such claim.

FSCM advised Owner's they are an Authorised Representative of CHU Underwriting Agencies Pty Ltd (CHU) and are authorised to organise and provide Landlord Insurance. Should you wish for FSCM to arrange appropriate quotes for your unit, please let us know and we will be happy to get in touch with you directly to arrange suitable coverage for same.

## **9. COMMON PROPERTY MAINTENANCE**

It was resolved that the following gardening and/or maintenance would be carried out;

### **Gutter Cleaning**

Gutter cleaning to be undertaken at the end of summer in May/June 2024 by the existing contractor Gutter Sweep. It was resolved that a gutter clean also be completed in November of 2023 due to this not being completed in May/June 2023.

### **Pest Control**

FSCM recommend annual visual pest inspections. The last inspection was completed July 2023. The Corporation currently has a termite baiting program in place through Adelaide Pest Control. Owners agreed the baiting system monitoring and visual inspection to continue.

### **Gardening/Pruning**

It was agreed for Kym Wood to continue with the current scope of gardening works on site.

It was also agreed that Owners/Residents may attend to front garden areas where required.

It was noted that the tree removal as discussed in the 2022 AGM has been completed and no further action required.

### **Stormwater Drain Repairs**

Regulated Plumbing have recommended annual stormwater drain cleans; it was agreed that the presiding officer has the authority to request a drain clean when required. The manager to obtain a quote from Regulating Plumbing for the approval of the Presiding Officer prior to proceeding.

### **Smoke Alarms**

All Owners were reminded to ensure their smoke detectors/alarms are monitored annually and/ or as required to comply with Legislation.

## **10. BUDGET AND LEVIES**

It was resolved the Corporation Levies be set at a total of \$12,500.00 for the Administration Fund and \$600.00 for the Sinking Fund for 2023/24. Levies are due Biannual and are to be paid in advance in accordance with Equal Entitlement.

Levies will be due on the following dates:

1 February 2024 and 1 August 2024

Owners are reminded that unpaid levies attract a fine of 15% after 30 days. These fees remain attached to the Unit in question until point of sale or payment of interest and fines, whichever occurs first. Please note, fines are charged on behalf of the Corporation and are paid directly into the Corporation's bank account.

Any major works unable to be paid from the accumulated funds or should any fund shortages arise, these are to be paid by way of a Special Levy, of which the Presiding Officer has the authority to approve on behalf of the Corporation.

*Carried Unanimously*

## **Bank Account**

FSCM has authority to open and operate an independent Bank Account on behalf of and in the name of the Corporation.

*Carried Unanimously*

## **11. APPROVALS AND ADOPTION OF POLICIES**

NIL Raised

## **12. GENERAL BUSINESS**

Nil Raised

## **13. NEXT MEETING**

The next AGM is to be held on Tuesday 19th November 2024 at 4:00pm Fewster Strata & Community Management's Office located at 30 Unley Road, Unley or Online via ZOOM

## **14. MEETING FINISH TIME 4.40 PM**

# ANNUAL FINANCIAL STATEMENTS

For the period 1 November 2023 to 31 October 2024

Prepared For

**89 Cross Road**

**Scheme No. SC 432 INC**

89 Cross Road  
HAWTHORN SA  
SA 5062

**Manager**

Fewster Strata & Community  
Fewster Strata & Community Management Pty Ltd

**Printed**

30 October 2024

# Balance Sheet

## Administrative & Sinking Fund

Community Corporation for Scheme No. SC 432 INC

As at 31st October 2024

89 Cross Road HAWTHORN SA SA 5062

ABN/ACN 19 918 877 259

### Assets

2024

Cash	8,647.48
<b>Total Assets</b>	<b>\$ 8,647.48</b>

### Equity

Administrative Fund	4,144.61
Sinking Fund	4,502.87
<b>Total Equity</b>	<b>\$ 8,647.48</b>

# Income and Expenditure Statement

Administrative Fund

Community Corporation for Scheme No. SC 432 INC

1 November 2023 to 31 October 2024

89 Cross Road HAWTHORN SA SA 5062

ABN/ACN 19 918 877 259

Income	Actuals	Budget
	01/11/23 31/10/24	01/11/23 31/10/24
Levy Fees - normal	11,048.95	12,500.00
Mutual Revenue - penalty interest	99.51	0.00
	<b>11,148.46</b>	<b>12,500.00</b>

## Expenditure

Administrative Fees & Charges - Digital Compliance...	110.88	108.90
Administrative Fees & Charges - disbursement char...	124.00	130.00
Bank Fees & Charges - DEFT fees	11.25	30.00
Electricity	440.11	480.00
Garden/Lawn Maintenance - gutter clearing	803.00	400.00
Garden/Lawn Maintenance - lawnmowing/edging	1,125.00	1,800.00
Insurance Premiums	4,334.75	4,305.00
Minor Building Maintenance	0.00	1,000.00
Pest Control Services	1,139.84	860.00
Plumbing Maintenance	737.17	1,000.00
Strata Manager - Meeting Fee	220.00	220.00
Strata Manager - management fees	1,650.00	1,650.00
	<b>10,696.00</b>	<b>11,983.90</b>

<b>Surplus / Deficit for period</b>	<b>452.46</b>	<b>516.10</b>
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## Summary

Opening Balance as at 1 November 2023	3,692.15
Total Revenue during period	11,148.46
Total Expenditure during period	(10,696.00)
<b>Administrative Fund balance as at 31 October 2024</b>	<b>\$ 4,144.61</b>

# Income and Expenditure Statement

Sinking Fund

Community Corporation for Scheme No. SC 432 INC

1 November 2023 to 31 October 2024

89 Cross Road HAWTHORN SA SA 5062

ABN/ACN 19 918 877 259

Income	Actuals	Budget
	01/11/23 31/10/24	01/11/23 31/10/24
Levy Fees - normal	500.00	600.00
Mutual Revenue - penalty interest	4.35	0.00
	<b>504.35</b>	<b>600.00</b>

## Summary

Opening Balance as at 1 November 2023	3,998.52
Total Revenue during period	504.35
Total Expenditure during period	0.00
<b>Sinking Fund balance as at 31 October 2024</b>	<b>\$ 4,502.87</b>

# Notes To Financial Statements

**Community Corporation for Scheme No. SC 432 INC**

89 Cross Road HAWTHORN SA SA 5062

ABN/ACN 19 918 877 259

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## **Note 1 Summary of Accounting Policies**

This special purpose financial report has been prepared for distribution to owners to fulfill the Community corporation's financial reporting requirements. The accounting policies used in the preparation of this report, as described below, are in the opinion of the Community corporation manager appropriate to meet the needs of owners. (a) The financial report has been prepared on the Cash basis of accounting including the historical cost convention and the going concern assumption. (b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the Community corporation because it is not a "reporting entity" as defined in those Standards.

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## **Note 2 Unpresented Transactions**

Any items shown as "Unpresented Transactions" in the Balance Sheet represent money received or paid that has yet to be presented to the Community corporation's financial institution (bank).

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## **Note 3 Income Tax**

Assessable income such as interest, dividends and other investment income derived by the Community Corporation, is taxable at the current company tax rate of 30%. Assessable income received by the Community Corporation in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

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## **Note 4 Depreciation**

Common property, including assets fixed to it, is not beneficially owned by the Community corporation and is therefore not depreciable. Non-fixed assets that are purchased by the Community corporation are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

# Community Corporation for Scheme No. SC 432 INC

89 Cross Road HAWTHORN SA SA 5062  
 ABN/ACN 19 918 877 259

## CONTRIBUTION POSITION STATEMENT - ALL LOTS SORTED BY DUE DATE

For the period 1 Nov 2023 to 31 Oct 2024

Lot No.	Owners Name	Opening Balance	Normal Contributions	Insurance Contributions	Special Contributions	Other Contributions	Penalties	Discounts	Paid	Closing Balance
1	Brett John Hill	-613.58	-2,183.34			-88.00	-129.38		575.67	-2,438.63
2	Danielle O'Neill		-2,183.34			-44.00			2,227.34	0.00
3	David Jameson		-2,183.34						2,183.34	0.00
4	Ahmed Naufal & Mohamed Saleem		-2,183.34						2,183.34	0.00
5	Josh Corbett	11.34	-2,161.34			-88.00	-39.78		2,277.78	0.00
6	Mr Qibo FANG		-2,183.34			-22.00			2,205.34	0.00
	<b>\$</b>	<b>-602.24</b>	<b>-13,078.04</b>			<b>-242.00</b>	<b>-169.16</b>		<b>11,652.81</b>	<b>-2,438.63</b>

# Approved Annual Budget

Administrative Fund

Community Corporation for Scheme No. SC 432 INC

1 November 2024 to 31 October 2025

89 Cross Road HAWTHORN SA SA 5062

<b>Expenditure</b>	<b>Budget 11/24 - 10/25</b>
Administrative Fees & Charges - Digital Compliance/Portal	110.88
Administrative Fees & Charges - disbursement charges	150.00
Bank Fees & Charges - DEFT fees	20.00
Electricity	480.00
Garden/Lawn Maintenance - gutter clearing	830.00
Garden/Lawn Maintenance - lawnmowing/edging	1,800.00
Insurance Premiums	4,474.28
Minor Building Maintenance	1,000.00
Pest Control Services	980.00
Plumbing Maintenance	1,000.00
Strata Manager - Meeting Fee	220.00
Strata Manager - management fees	1,732.00
<b>Total Administrative Fund Expenditure</b>	<b>12,797.16</b>

<b>Administrative Fund Summary</b>	<b>Budget 11/24 - 10/25</b>	
Opening balance (Surplus)	4,144.61	
Expenditure during budget period	12,797.16	
	<b>8,652.55</b>	
<i>Less</i> Additional revenue during budget period	0.00	
<i>Plus</i> Planned surplus at end of budget period	4,347.45	
<b>Budgeted contributions to be raised \$</b>	<b>13,000.00</b>	<b>Per Ent 2,166.6667</b>

Total Unit Entitlement 6  
 \*May include insurance contributions

At 89 Cross Road, Hawthorn, 5062

The following is a summary of policy decisions, special and unanimous resolutions resolved by the Strata Corporation.

The relevant minutes should be consulted for precise wording of the resolutions.

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Date of Meeting	Details
21/11/2018	<u>Air Conditioners</u> It was resolved that all owners may install a split system air conditioner system.
18/11/2020	<u>Pets</u> That permission be granted to keep pets at the complex, subject to; the occupier must ensure that the pet does not create or become a nuisance or unreasonably disturb the owners or occupiers of the other units and the occupier must clean up after the pet has defecated any part of another unit or any part of the common property.

**Schedule 3—Articles of strata corporation**

- 1 (1) A unit holder must—
  - (a) maintain the unit in good repair;
  - (b) carry out any work ordered by a council or other public authority in respect of the unit.
- (2) The occupier of a unit must keep it in a clean and tidy condition.
- 2 A person bound by these articles—
  - (a) must not obstruct the lawful use of the common property by any person; and
  - (b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other members of the strata community, their customers, clients or visitors; and
  - (c) must not make, or allow his or her customers, clients or visitors to make, undue noise in or about any unit or the common property; and
  - (d) must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property.
- 3 A person bound by these articles must not use the unit, or permit the unit to be used, for any unlawful purpose.
- 4 Subject to the *Strata Titles Act 1988*, a person bound by these articles must not, without the strata corporation's consent, keep any animal in, or in the vicinity of, a unit.
- 5 A person bound by these articles—
  - (a) must not park a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorised by the strata corporation; and
  - (b) must take reasonable steps to ensure that his or her customers, clients or visitors do not park in parking spaces allocated for others or on parts of the common property on which parking is not authorised by the strata corporation.
- 6 A person bound by these articles must not, without the consent of the strata corporation—
  - (a) damage or interfere with any lawn, garden, tree, shrub, plant or flower on the common property; or
  - (b) use any portion of the common property for his or her own purposes as a garden.
- 7 A person bound by these articles must not—
  - (a) bring objects or materials onto the site of a kind that are likely to cause justified offence to the other members of the strata community; or
  - (b) allow refuse to accumulate so as to cause justified offence to others.
- 8 A person bound by these articles must not, without the consent of the strata corporation, display any sign, advertisement, placard, banner or any other conspicuous material of a similar nature—
  - (a) on part of his or her unit so as to be visible from outside the building; or
  - (b) on any part of the common property.
- 9 The occupier of a unit may, without the consent of the strata corporation, paint, cover or in any other way decorate the inside of any building forming part of the unit and may, provided that unreasonable damage is not caused to any common property, fix locks, catches, screens, hooks and other similar items to that building.
- 10 The occupier of a unit used for residential purposes must not, without the consent of the strata corporation, use or store on the unit or on the common property any explosive or other dangerous substance.
- 11 A person bound by these articles—

- (a) must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered; and
  - (b) must comply with all council by-laws relating to the disposal of garbage.
- 12 A unit holder must immediately notify the strata corporation of—
- (a) any change in the ownership of the unit, or any change in the address of an owner;
  - (b) any change in the occupancy of the unit.



## CERTIFICATE OF CURRENCY

### THE INSURED

POLICY NUMBER	SRSC21009060
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording <a href="#">SCI034-Policy-RS-PPW-02/2021</a> Supplementary Product Disclosure Statement <a href="#">SCIA-036_SPDS_RSC-10/2021</a>
THE INSURED SITUATION	Strata Corporation No. 432 89 Cross Road, Hawthorn, SA, 5062
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 27/12/2024 Expiry Date: 4:00pm on 27/12/2025
INTERMEDIARY ADDRESS	Fewster Strata & Community Management Pty Ltd PO Box 680, Unley, SA, 5061
DATE OF ISSUE	20/11/2024

### POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$1,930,000
		Common Area Contents	\$19,300
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$289,500
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Included
SECTION 2	Liability		\$30,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$250,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		Not Included
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder.

This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.



ABN 19 040 349 865  
Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

The details shown are current as at the date of issue.

PIR Reference No: 2679270

ECKERMANN FORMS  
POST OFFICE BOX 7340  
HUTT STREET ADELAIDE SA 5000

**DATE OF ISSUE**

04/06/2025

**ENQUIRIES:**  
Tel: (08) 8226 3750  
Email: revsaesl@sa.gov.au

<b>OWNERSHIP NUMBER</b>	<b>OWNERSHIP NAME</b>			
17622607	A NAUFAL & M SALEEM			
<b>PROPERTY DESCRIPTION</b>				
4 / 89 CROSS RD / HAWTHORN SA 5062 / UNIT 4				
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>CAPITAL VALUE</b>	<b>AREA / FACTOR</b>	<b>LAND USE / FACTOR</b>
0803579247	CT 5047/316	\$370,000.00	R4 1.000	RE 0.400
<b>LEVY DETAILS:</b>				
	<b>FIXED CHARGE</b>	\$	50.00	
	<b>+ VARIABLE CHARGE</b>	\$	139.40	
	<b>- REMISSION</b>	\$	85.85	
	<b>- CONCESSION</b>	\$	0.00	
	<b>+ ARREARS / - PAYMENTS</b>	\$	-103.55	
	<b>= AMOUNT PAYABLE</b>	\$	0.00	
<b>FINANCIAL YEAR</b>				
2024-2025				

**Please Note:** If a concession amount is shown, the validity of the concession should be checked prior to payment of any outstanding levy amount. The expiry date displayed on this Certificate is the last day an update of this Certificate will be issued free of charge. **It is not the due date for payment.**

**EXPIRY DATE** 02/09/2025



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**Please Note:**

Please check that the property details shown on this Certificate are correct for the land being sold.

The amount payable on this Certificate is accurate as at the date of issue.

This Certificate is only valid for the financial year shown.

If the change of ownership will occur in the following financial year, you must obtain another Certificate after 30 June.

Payment should be made as part of the settlement process.

The amount payable on this Certificate must be paid in full even if only a portion of the subject land is being sold. RevenueSA cannot apportion the ESL.

If the amount payable is not paid in full, the purchaser may become liable for all of the outstanding ESL as at the date of settlement.

The owner of the land as at 12:01am on 1 July in the financial year of this Certificate will remain liable for any additional ESL accrued before the date of this Certificate, even if the amount payable on this Certificate has been paid.

Provision of this Certificate does not relieve the land owner of their responsibility to pay their Notice of ESL Assessment by the due date.

If the owner of the subject land is receiving an ESL pensioner concession but was not living in the property as their principal place of residence as at 12:01am on 1 July of the current financial year, or is now deceased, you must contact RevenueSA prior to settlement.

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto:revsupport@sa.gov.au)  
Phone: (08) 8226 3750

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p>Billers Code: 456285 Ref: 7002639610</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice</b> to:</p> <p><b>Revenue SA Locked Bag 555 ADELAIDE SA 5001</b></p>
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**OFFICIAL: Sensitive**

## Certificate of Title

**Title Reference:** CT 5047/316  
**Status:** CURRENT  
**Parent Title(s):** CT 3778/197  
**Dealing(s) Creating Title:** CONVERTED TITLE  
**Title Issued:** 01/10/1991  
**Edition:** 7

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
13/12/2017	29/12/2017	12845140	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION (ACN: 007 457 141)
13/12/2017	29/12/2017	12845139	TRANSFER	REGISTERED	AHMED NAUFAL, MOHAMED SALEEM
13/12/2017	29/12/2017	12845138	DISCHARGE OF MORTGAGE	REGISTERED	10876519
09/01/2008	01/02/2008	10876519	MORTGAGE	REGISTERED	ING BANK (AUSTRALIA) LTD.
09/01/2008	01/02/2008	10876518	DISCHARGE OF MORTGAGE	REGISTERED	10102334
04/11/2004	12/11/2004	10102334	MORTGAGE	REGISTERED	LIBERTY FUNDING PTY. LTD.
04/11/2004	12/11/2004	10102333	DISCHARGE OF MORTGAGE	REGISTERED	9424257
12/09/2002	26/09/2002	9424257	MORTGAGE	REGISTERED	ADELAIDE BANK LTD. (ACN: 061 461 550)
12/09/2002	26/09/2002	9424256	DISCHARGE OF MORTGAGE	REGISTERED	9005079
04/12/2000	16/01/2001	9005079	MORTGAGE	REGISTERED	PERMANENT CUSTODIANS LTD.
04/12/2000	16/01/2001	9005078	TRANSFER	REGISTERED	JOSEPHINE MARIA CRAY
04/12/2000	16/01/2001	9005077	TRANSMISSION APPLICATION	REGISTERED	JOHN ALFRED RICHARDS (DECD), DONALD MACDONALD RICHARDS (EXEC), CHRISTOPHER DOUGLAS HAMILTON (EXEC)
20/08/1999	27/08/1999	8736998	APPLICATION TO NOTE DEATH	REGISTERED	DONALDINA NICOLSON RICHARDS (DECD), JOHN ALFRED RICHARDS



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865  
Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

This form is a statement of land tax payable pursuant to Section 23 of the Land Tax Act 1936. The details shown are current as at the date of issue.

PIR Reference No: 2679270

DATE OF ISSUE

04/06/2025

ECKERMANN FORMS  
POST OFFICE BOX 7340  
HUTT STREET ADELAIDE SA 5000

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

**OWNERSHIP NAME**

A NAUFAL & M SALEEM

**FINANCIAL YEAR**

2024-2025

**PROPERTY DESCRIPTION**

4 / 89 CROSS RD / HAWTHORN SA 5062 / UNIT 4

**ASSESSMENT NUMBER**

0803579247

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5047/316

**TAXABLE SITE VALUE**

\$167,000.00

**AREA**

0.0000 HA

**DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:**

<b>CURRENT TAX</b>	\$	0.00	<b>SINGLE HOLDING</b>	\$	0.00
<b>- DEDUCTIONS</b>	\$	0.00			
<b>+ ARREARS</b>	\$	0.00			
<b>- PAYMENTS</b>	\$	0.00			
<b>= AMOUNT PAYABLE</b>	\$	<b>0.00</b>			

**Please Note:**

If the Current Tax details above indicate a Nil amount, the property may be subject to an Exemption. This exemption should be validated prior to settlement. In order to ensure indemnity for the purchaser of this land, full payment of the amount payable is required:

**ON OR BEFORE**

**02/09/2025**



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

**No payment is required on this Certificate**

**Please Note:**

Please check that the property details shown on this Certificate are correct for the land being sold.

This Certificate is only valid for the financial year shown.

If the change of ownership will occur in the following financial year, you must obtain another Certificate after 30 June.

Payment should be made as part of the settlement process.

The amount payable on this Certificate must be paid in full even if only a portion of the subject land is being sold. RevenueSA cannot apportion the land tax.

If the amount payable is not paid in full on or before the due date shown on this Certificate, the purchaser will not be released from liability of the whole amount of the land tax outstanding as at the date of settlement.

The owner of the land as at midnight on 30 June immediately before the financial year of this Certificate will remain liable for any additional land tax accrued before the date of this Certificate, even if the amount payable on this Certificate has been paid.

The amount payable on this Certificate is the land tax payable at the date of issue. However, land tax for a particular financial year may be reassessed at any time, changing the amount payable.

Should a reassessment occur after this Certificate has been paid in full, the purchaser will remain indemnified and will not be responsible for payment of the new land tax payable amount. The owner at the beginning of the relevant financial year will be responsible for payment of any additional land tax payable.

Should a reassessment occur after this Certificate has been issued but not paid in full, the purchaser will not be indemnified and may become responsible for payment of the new land tax payable amount.

Should a reassessment occur after this Certificate has been paid in full and the Certificate is subsequently updated, the purchaser will not be indemnified and may become responsible for payment of the new land tax payable amount.

Provision of this Certificate does not relieve the land owner of their responsibility to pay their Notice of Land Tax Assessment by the due date.

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto:revsupport@sa.gov.au)  
Phone: (08) 8226 3750

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456293</b> <b>Ref: 7002639529</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b>, along with this <b>Payment Remittance Advice</b> to:</p> <p><b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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03 June 2025

**Eckermann Forms - Gilles Plains**  
**1 Sudholz Road**  
**GILLES PLAINS SA 5086**



## LOCAL GOVERNMENT SECTION 187 CERTIFICATE

Certificate No: **CERT0754/25**  
Previous Cert No:

Receipt No:

Reference No: **45819**  
Valuer General No: **0803579247**  
Property Description: **LOT 4 TYP SP SEC 235 PLN 432 C/T 5047/316**  
Property Address: **4/89 Cross Road HAWTHORN SA 5062**  
Owner: **Ahmed Naufal & Mohamed Saleem**

*Pursuant to Section 187 of the Local Government Act 1999 I certify that the following amounts are due and payable in respect of, and are a charge against the property described above:*

General Rate/Water Catchment Levy:	Total
General Rate	\$1,364.00
Natural Resources Management Levy	\$27.05
Less 12.5% Capping (If applicable)	\$0.00
<Rates for the current year 2024/2025>	\$1,391.05
<Balance Brought Forward 30/6>	\$0.27
Less Payments Received	\$-1,391.05
<Debtor: Monies outstanding in addition to Rates>	\$0.00
<UNKNOWN Charge/Trans - CHECK PROPERTY>	\$-0.27
<TOTAL BALANCE OUTSTANDING>	\$0.00

**Please be advised:** A fine of **2%** will be added to any current amount not paid by the due date. Interest is calculated monthly on arrears. Four quarterly instalments fall due on 15/09/24, 15/12/24, 15/3/25 and 15/6/25.

If you wish to pay Council Rates settlements by BPay please use the BPay biller code 3186 and the reference number shown on this certificate.

### UPDATES OF RATING INFORMATION CAN BE PROVIDED BY TELEPHONE

The Rates team may be contacted for a free Section 187 update by calling (08) 8372 8844 or by emailing [rates@mitchamcouncil.sa.gov.au](mailto:rates@mitchamcouncil.sa.gov.au) with the property address and certificate number. Free updates for the same financial year will be provided for up to 6 months from the date of the original search.

### Authorised Officer

Street Address:  
131 Belair Road  
Torrens Park SA 5062

Postal Address:  
PO Box 21  
Mitcham Shopping Centre  
Torrens Park SA 5062

Phone: 1300 133 466  
[www.mitchamcouncil.sa.gov.au](http://www.mitchamcouncil.sa.gov.au)

CITY OF



MITCHAM

131 Belair Road Torrens Park SA 5062  
 PO Box 21 Mitcham Shopping Centre SA 5062  
 Telephone 1300 133 466

Email [mitcham@mitchamcouncil.sa.gov.au](mailto:mitcham@mitchamcouncil.sa.gov.au)  
 Web site <http://www.mitchamcouncil.sa.gov.au>

We refer to your request and now attach particulars and documentary material which Council must supply pursuant to the provisions of the Local Government Act and the Land Business (Sale and Conveyancing) Act 1994.

<b>Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 4/89 Cross Road HAWTHORN SA 5062</b>			
Applicant	Eckermann Forms - Gilles Plains 1 Sudholz Road GILLES PLAINS SA 5086		
Certificate Number	CERT0754/25	Date received	03/06/2025
Property Address	4/89 Cross Road HAWTHORN SA 5062		
Property Description	LOT 4 TYP SP SEC 235 PLN 432 C/T 5047/316		
Property ID	4581	Parcel Number	Parcel Number
<b>Schedule – Division 1 – Particulars of Prescribed Encumbrances affecting the land at 4/89 Cross Road HAWTHORN SA 5062</b>			
<b>Development Act 1993</b>			
<b>Part 3 - Development Plan</b>			
Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):	Established Neighbourhood (EN)		
Is the land situated in a designated State Heritage Area?	NO		
Is the land designated as a place of local heritage value?	NO		
Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	NIL		
If YES, state the name of the council:	NIL		

<b>Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 4/89 Cross Road HAWTHORN SA 5062</b>	
Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Current and previous Minister-initiated Development Plan Amendments can be accessed via the SA Government Portal at: <a href="https://plan.sa.gov.au/resources/resources_library/development_plans/minister-initiated_development_plan_amendments">https://plan.sa.gov.au/resources/resources_library/development_plans/minister-initiated_development_plan_amendments</a> For any queries regarding current or previous Minister-initiated Development Plan Amendments, please see the contact details provided in the above link.
Section 42 - Condition (that continues to apply) of a development authorisation List relevant development applications	NIL
<b>Planning, Development and Infrastructure Act 2016</b>	
<b>Part 5 – Planning and Design Code</b>	
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	Established Neighbourhood (EN)
Is the land situated in a designated State Heritage Place?	NO
Is the land designated as a place of local heritage value?	NO
Is there a tree or a stand of trees declared in Part 10 of the Planning and Design Code to be significant tree or trees on the land?	NO
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operations?	YES  <a href="https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation">https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation</a>
Section 127 – Condition (that continues to apply) of a development authorisation  Copies of Decision Notification Forms can be downloaded from the PlanSA website – <a href="#">Development application register   PlanSA</a>	Refer to the PlanSA Data Extract
<b>Repealed Act conditions</b>	
<b>Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)</b>	
<b>Refer to note in section 33 (Further Information Held By Councils)</b>	
<b>Development Act 1993</b>	
Section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	NIL
Section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	NIL
Section 55—Order to remove or perform work	NIL
Section 56—Notice to complete development	NIL
Section 57—Land management agreement	NIL

<b>Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 4/89 Cross Road HAWTHORN SA 5062</b>	
Section 60 – Notice of intention by building owner	If applicable Notice of Intention by building owner will be contained in the Conditions on attached Decision Notification forms.
Section 69—Emergency order	NIL
Section 71—Fire safety notice	NIL
Section 84—Enforcement notice	NIL
Section 85(6), 85(10) or 106—Enforcement order	NIL
Part 11 Division 2—Proceedings	NIL
Planning and Development Act 1966	080/1639/7071 080/0310/6565
Building Act 1971	NIL
Planning Act 1982	NIL
Court Order	NIL
<b>Fire and Emergency Services Act 2005</b>	
Section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire	NIL
<b>Food Act 2001</b>	
Section 44—Improvement notice	NIL
Section 46—Prohibition order	NIL
<b>Housing Improvement Act 1940</b>	
Section 23 —declaration that house is undesirable or unfit for human habitation	NIL
<b>Land Acquisitions Act 1969</b>	
Section 10 Notice of intention to acquire	Refer to Land Services – Certificate of Title
<b>Local Government Act 1934</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
<b>Local Government Act 1999</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
<b>Local Nuisance and Litter Control Act 2016</b>	
Section 30 – Nuisance or litter abatement notice	NIL
<b>Planning, Development and Infrastructure Act 2016</b>	
Section 141 – Orders to remove or perform work	NIL
Section 142 – Notice to complete development	NIL
Emergency Order	NIL
Section 157 – Fire Safety Notice	NIL
Section 192 or 193 – Land management agreement	NIL
Section 198(1) – Requirements to vest in a council or the crown to be held as open space	NIL
Section 198(2) – Agreement to vest land in a council or Crown to be held as open space	NIL
Part 16 Division 1 Proceedings	NIL
Section 213 – Enforcement notice	NIL
Section 214(6), 214(10) – Applications to Court	NIL
Section 222 – Enforcement order to rectify breach	NIL

<b>Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 4/89 Cross Road HAWTHORN SA 5062</b>	
<b>Public and Environmental Health Act 1987 (Repealed)</b>	
Part 3—Notice	NIL
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval	NIL
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)	NIL
<b>South Australian Public Health Act 2011</b>	
section 66—Direction or requirement to avert spread of disease	NIL
section 92-Notice	NIL
South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval	NIL
<b>Water Industry Act 2012</b>	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement	NIL
<b>33 Other Charges</b>	
Charges of any kind affecting the land (not included in another item)	NIL
<b>Schedule – division 2 – other particulars</b>	
Particulars of Building Indemnity Insurance	NIL
Further information held by Councils	NIL
<b>Does the council hold details of any development approvals relating to:</b>	
(a) Commercial or industrial activity at the land; or	NO
(b) A change in the use of the land or part the land (within the meaning of the Development Act 1993)?	NO

**Note—**

The questions (a) and (b) relate to information that the council for the area in which the land is situated may hold. If the council answers "YES" to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from the council (on payment of any fee fixed by the council). However, it is expected that the ability to supply further details will vary considerably between councils.

A "YES" answer to (a) of the question may indicate that a *potentially contaminating activity* has taken place at the land (see sections 103C and 103H of the *Environment Protection Act 1993*) and that assessments or remediation of the land may be required at some future time.

It should be noted that—

- (a) the approval of development by a council does not necessarily mean that the development has taken place;
- (b) the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.

**CERTIFIED**

04 June 2025  
**DATE**

# Data Extract for Section 7 search purposes

Valuation ID 0803579247

**Data Extract Date:** 04/06/2025

## Important Information

*This Data Extract contains information that has been input into the Development Application Processing (DAP) system by either the applicant or relevant authority for the development for which approval was sought under the Planning, Development and Infrastructure Act 2016. The Department for Housing and Urban Development does not make any guarantees as to the completeness, reliability or accuracy of the information contained within this Data Extract and councils should verify or confirm the accuracy of the information in the Data Extract in meeting their obligations under the Land and Business (Sale and Conveyancing) Act 1994.*

**Parcel ID:** S432 UN4

**Certificate Title:** CT5047/316

**Property Address:** UNIT 4 89 CROSS RD HAWTHORN SA 5062

## Zones

Established Neighbourhood (EN)

## Subzones

No

## Zoning overlays

### Overlays

#### **Airport Building Heights (Regulated) (All structures over 45 metres)**

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

#### **Character Area (MitC1)**

The Character Area Overlay aims to reinforce valued streetscape characteristics through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

#### **Hazards (Flooding - Evidence Required)**

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

#### **Major Urban Transport Routes**

The Major Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along major urban transport routes.

### **Prescribed Wells Area**

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

### **Regulated and Significant Tree**

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

### **Stormwater Management**

The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

### **Traffic Generating Development**

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

### **Urban Tree Canopy**

The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

### **Is the land situated in a State Heritage Place/Area**

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

### **Is the land designated as a Local Heritage Place**

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

**Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code (the Code) to be a significant tree or trees on the land? (Note: there may be regulated and/or significant trees on the land that are not listed in the Code - see below).**

**(Council input required)**

Under the Planning, Development and Infrastructure Act 2016 (the Act), a tree may be declared as a significant tree in the Code, or it may be declared as a significant or regulated tree by the Planning, Development and Infrastructure (General) Regulations 2017. Under the Act, protections exist for trees declared to be significant and/or regulated trees. Further information regarding protected trees can be found on the PlanSA website: <https://plan.sa.gov.au/>

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information.

<https://code.plan.sa.gov.au/>

### Associated Development Authorisation Information

*A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.*

No

### Land Management Agreement (LMA)

No

# The Corporation of The City of Mitcham

MUNICIPAL OFFICES, TORRENS PARK, 15th June 1971

To Mr. Clifton Court Pty.,

89 Cross Road, Street

HAWTHORN. 5062.

Your Plan (No. 1639 ) of Enclosure to carports

proposed to be erected on Allotment No. Section No.

89 Cross Road

Street H/WP

Ward, was approved

by the Corporation of The City of Mitcham in terms of The Building and Health Acts on the 7th June, 1971.

and subject to the removal of sheeting on the south end and the painting of the panels to the west wall in accordance with the requirement of the adjoining owner.

Building Surveyor

Town Clerk and Secretary  
Local Board of Health

**DUPLICATE**

# The Corporation of The City of Mitcham

MUNICIPAL OFFICES, TORRENS PARK, 9/9/19 65.

To Mr. A. Leykowitz,

3 Essex Street, Street

WOODVILLE GARDENS.

Your Plan (No. 320) of Garport

proposed to be erected on Allotment No. 25A Section No. ....

Cross Road Street H/WP Ward, was approved

by the Corporation of The City of Mitcham in terms of The Building and Health Acts on the

6/9/65 and subject to having no wall coverings of

any nature attached or constructed without approval.

..... Building Surveyor .....

..... Town Clerk and Secretary  
Local Board of Health

**PUBLICATE**

Document Set ID: 5698386

Version: 1, Vetsfth Date: 24/06/2025

STRATA

PLAN

N°

432

INCORPORATED

89

CROSS

ROAD

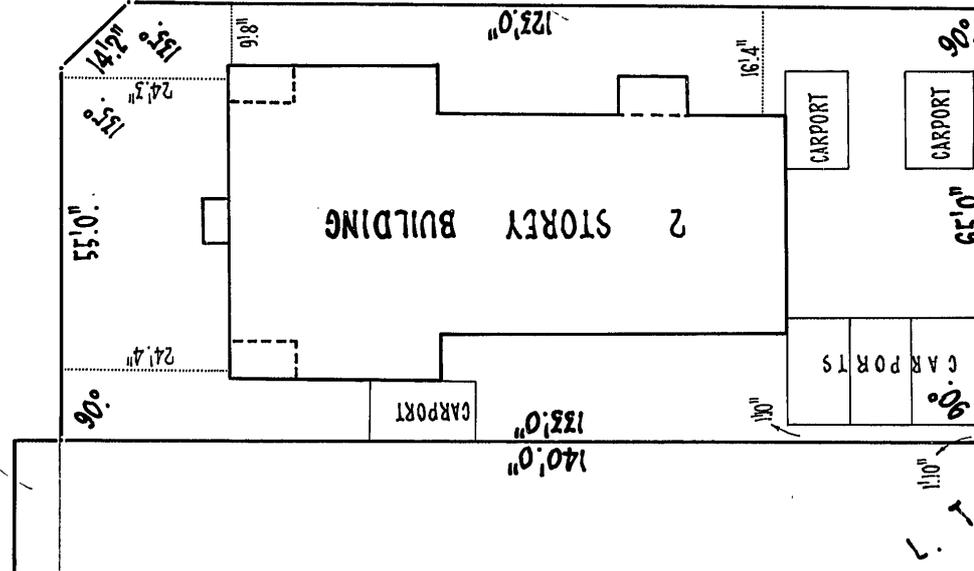
HAWTHORN

5062

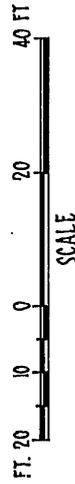
PT. LOT 25 OF L.I.O. PLAN 926  
 SUBDIVISION OF SECTION 235  
 HUNDRED OF ADELAIDE  
 IN THE AREA NAMED  
**HAWTHORN**

CROSS

RD.



SITE PLAN

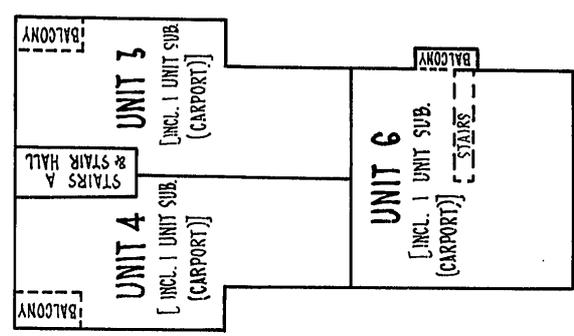
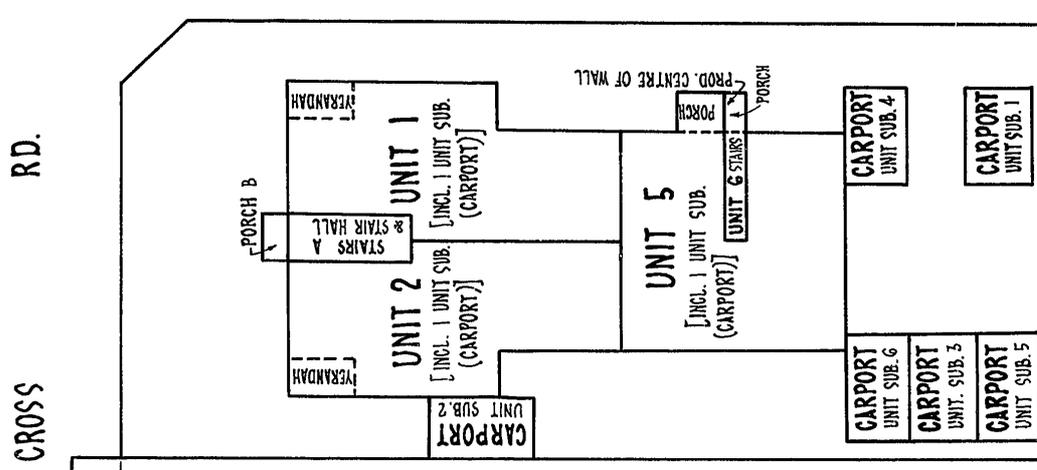


**REFERENCE :**

- C.I. VOL. 3395 FOL 98
- C.I. VOL. 3405 FOL 106
- C.I. VOL. 3377 FOL 27
- C.I. VOL. 3499 FOL 8
- C.I. VOL. 3470 FOL 87
- C.I. VOL. 3504 FOL 110



CROSS RD. CLIFTON ST.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

## SCHEDULE OF UNIT ENTITLEMENT

UNIT N <sup>o</sup>	UNIT ENTITLEMENT	CURRENT C's. of T.		UNIT N <sup>o</sup>	UNIT ENTITLEMENT	CURRENT C's. of T.	
		VOLUME	FOLIO			VOLUME	FOLIO
1	1						
2	1						
3	1						
4	1						
5	1						
6	1						
AGGREGATE							

ST  
3



an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

Aboriginal Affairs and Reconciliation in AGD has no record of any agreement affecting this title

also

Refer to the Certificate of Title

### 3. ***Burial and Cremation Act 2013***

- 3.1 section 8 - Human remains interred on land

Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title

also

contact the vendor for these details

### 4. ***Crown Rates and Taxes Recovery Act 1945***

- 4.1 section 5 - Notice requiring payment

Crown Lands Program in DEW has no record of any notice affecting this title

### 5. ***Development Act 1993 (repealed)***

- 5.1 section 42 - Condition (that continues to apply) of a development authorisation

State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

*[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

also

Contact the Local Government Authority for other details that might apply

- 5.2 section 50(1) - Requirement to vest land in a council or the Crown to be held as open space

State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.3 section 50(2) - Agreement to vest land in a council or the Crown to be held as open space

State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

State Planning Commission in the Department for Housing and Urban Development has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any notice affecting this title

- 5.10 section 84 - Enforcement notice  
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  
  
also  
  
Contact the Local Government Authority for other details that might apply
- 5.11 section 85(6), 85(10) or 106 - Enforcement order  
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  
  
also  
  
Contact the Local Government Authority for other details that might apply
- 5.12 Part 11 Division 2 - Proceedings  
Contact the Local Government Authority for other details that might apply  
  
also  
  
Contact the vendor for these details

## 6. Repealed Act conditions

- 6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)  
  
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  
  
also  
  
Contact the Local Government Authority for other details that might apply  
  
*[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

## 7. Emergency Services Funding Act 1998

- 7.1 section 16 - Notice to pay levy  
  
**An Emergency Services Levy Certificate will be forwarded.  
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.**  
  
**Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates  
[www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)**

## 8. Environment Protection Act 1993

- 8.1 section 59 - Environment performance agreement that is registered in relation to the land  
EPA (SA) does not have any current Performance Agreements registered on this title
- 8.2 section 93 - Environment protection order that is registered in relation to the land  
EPA (SA) does not have any current Environment Protection Orders registered on this title
- 8.3 section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land  
EPA (SA) does not have any current Orders registered on this title
- 8.4 section 99 - Clean-up order that is registered in relation to the land  
EPA (SA) does not have any current Clean-up orders registered on this title
- 8.5 section 100 - Clean-up authorisation that is registered in relation to the land  
EPA (SA) does not have any current Clean-up authorisations registered on this title
- 8.6 section 103H - Site contamination assessment order that is registered in relation to the land  
EPA (SA) does not have any current Orders registered on this title
- 8.7 section 103J - Site remediation order that is registered in relation to the land  
EPA (SA) does not have any current Orders registered on this title
- 8.8 section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination)  
EPA (SA) does not have any current Orders registered on this title

8.9	section 103P - Notation of site contamination audit report in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.10	section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	EPA (SA) does not have any current Orders registered on this title
<b>9. <i>Fences Act 1975</i></b>		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
<b>10. <i>Fire and Emergency Services Act 2005</i></b>		
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
<b>11. <i>Food Act 2001</i></b>		
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
<b>12. <i>Ground Water (Qualco-Sunlands) Control Act 2000</i></b>		
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title
<b>13. <i>Heritage Places Act 1993</i></b>		
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
<b>14. <i>Highways Act 1926</i></b>		
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title
<b>15. <i>Housing Improvement Act 1940 (repealed)</i></b>		
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
<b>16. <i>Housing Improvement Act 2016</i></b>		

- |      |  |  |
|------|--|--|
| 16.1 | Part 3 Division 1 - Assessment, improvement or demolition orders | Housing Safety Authority has no record of any notice or declaration affecting this title |
| 16.2 | section 22 - Notice to vacate premises                           | Housing Safety Authority has no record of any notice or declaration affecting this title |
| 16.3 | section 25 - Rent control notice                                 | Housing Safety Authority has no record of any notice or declaration affecting this title |

**17. Land Acquisition Act 1969**

- |      |   |   |
|------|---|---|
| 17.1 | section 10 - Notice of intention to acquire | Refer to the Certificate of Title for any notice of intention to acquire<br>also<br>Contact the Local Government Authority for other details that might apply |
|------|---|---|

**18. Landscape South Australia Act 2019**

- |       |   |   |
|-------|---|---|
| 18.1  | section 72 - Notice to pay levy in respect of costs of regional landscape board                             | The regional landscape board has no record of any notice affecting this title   |
| 18.2  | section 78 - Notice to pay levy in respect of right to take water or taking of water                        | DEW has no record of any notice affecting this title  |
| 18.3  | section 99 - Notice to prepare an action plan for compliance with general statutory duty                    | The regional landscape board has no record of any notice affecting this title   |
| 18.4  | section 107 - Notice to rectify effects of unauthorised activity  | The regional landscape board has no record of any notice affecting this title<br>also<br>DEW has no record of any notice affecting this title   |
| 18.5  | section 108 - Notice to maintain watercourse or lake in good condition                                      | The regional landscape board has no record of any notice affecting this title   |
| 18.6  | section 109 - Notice restricting the taking of water or directing action in relation to the taking of water | DEW has no record of any notice affecting this title  |
| 18.7  | section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object             | The regional landscape board has no record of any notice affecting this title   |
| 18.8  | section 112 - Permit (or condition of a permit) that remains in force                                       | The regional landscape board has no record of any permit (that remains in force) affecting this title<br>also<br>DEW has no record of any permit (that remains in force) affecting this title |
| 18.9  | section 120 - Notice to take remedial or other action in relation to a well                                 | DEW has no record of any notice affecting this title  |
| 18.10 | section 135 - Water resource works approval   | DEW has no record of a water resource works approval affecting this title   |
| 18.11 | section 142 - Site use approval   | DEW has no record of a site use approval affecting this title   |
| 18.12 | section 166 - Forest water licence  | DEW has no record of a forest water licence affecting this title  |
| 18.13 | section 191 - Notice of instruction as to keeping or management of animal or plant                          | The regional landscape board has no record of any notice affecting this title   |
| 18.14 | section 193 - Notice to comply with action order for the destruction or control of animals or plants        | The regional landscape board has no record of any notice affecting this title   |
| 18.15 | section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve            | The regional landscape board has no record of any notice affecting this title   |
| 18.16 | section 196 - Notice requiring control or quarantine of animal or plant                                     | The regional landscape board has no record of any notice affecting this title   |
| 18.17 | section 207 - Protection order to secure compliance with specified provisions of the                        | The regional landscape board has no record of any notice affecting this title   |

Act

- |       |  |   |
|-------|--|---|
| 18.18 | section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act | The regional landscape board has no record of any notice affecting this title |
| 18.19 | section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act  | The regional landscape board has no record of any notice affecting this title |
| 18.20 | section 215 - Orders made by ERD Court   | The regional landscape board has no record of any notice affecting this title |
| 18.21 | section 219 - Management agreements  | The regional landscape board has no record of any notice affecting this title |
| 18.22 | section 235 - Additional orders on conviction  | The regional landscape board has no record of any notice affecting this title |

## 19. ***Land Tax Act 1936***

- |      |   |   |
|------|---|---|
| 19.1 | Notice, order or demand for payment of land tax | <b>A Land Tax Certificate will be forwarded.</b><br><b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|------|---|---|

## 20. ***Local Government Act 1934 (repealed)***

- |      |   |   |
|------|---|---|
| 20.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | Contact the Local Government Authority for other details that might apply |
|------|---|---|

## 21. ***Local Government Act 1999***

- |      |   |   |
|------|---|---|
| 21.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | Contact the Local Government Authority for other details that might apply |
|------|---|---|

## 22. ***Local Nuisance and Litter Control Act 2016***

- |      |  |   |
|------|--|---|
| 22.1 | section 30 - Nuisance or litter abatement notice | Contact the Local Government Authority for other details that might apply |
|------|--|---|

## 23. ***Metropolitan Adelaide Road Widening Plan Act 1972***

- |      |  |   |
|------|--|---|
| 23.1 | section 6 - Restriction on building work | Transport Assessment Section within DIT has no record of any restriction affecting this title |
|------|--|---|

## 24. ***Mining Act 1971***

- |      |   |   |
|------|---|---|
| 24.1 | Mineral tenement (other than an exploration licence)  | Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title |
| 24.2 | section 9AA - Notice, agreement or order to waive exemption from authorised operations            | Contact the vendor for these details  |
| 24.3 | section 56T(1) - Consent to a change in authorised operations                                     | Contact the vendor for these details  |
| 24.4 | section 58(a) - Agreement authorising tenement holder to enter land                               | Contact the vendor for these details  |
| 24.5 | section 58A - Notice of intention to commence authorised operations or apply for lease or licence | Contact the vendor for these details  |
| 24.6 | section 61 - Agreement or order to pay compensation for authorised operations                     | Contact the vendor for these details  |
| 24.7 | section 75(1) - Consent relating to extractive minerals   | Contact the vendor for these details  |
| 24.8 | section 82(1) - Deemed consent or agreement   | Contact the vendor for these details  |

24.9 Proclamation with respect to a private mine Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

## **25. *Native Vegetation Act 1991***

25.1 Part 4 Division 1 - Heritage agreement DEW Native Vegetation has no record of any agreement affecting this title  
also  
Refer to the Certificate of Title

25.2 section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider DEW Native Vegetation has no record of any agreement affecting this title  
also  
Refer to the Certificate of Title

25.3 section 25D - Management agreement DEW Native Vegetation has no record of any agreement affecting this title  
also  
Refer to the Certificate of Title

25.4 Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation DEW Native Vegetation has no record of any refusal or condition affecting this title

## **26. *Natural Resources Management Act 2004 (repealed)***

26.1 section 97 - Notice to pay levy in respect of costs of regional NRM board The regional landscape board has no record of any notice affecting this title

26.2 section 123 - Notice to prepare an action plan for compliance with general statutory duty The regional landscape board has no record of any notice affecting this title

26.3 section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object The regional landscape board has no record of any notice affecting this title

26.4 section 135 - Condition (that remains in force) of a permit The regional landscape board has no record of any notice affecting this title

26.5 section 181 - Notice of instruction as to keeping or management of animal or plant The regional landscape board has no record of any notice affecting this title

26.6 section 183 - Notice to prepare an action plan for the destruction or control of animals or plants The regional landscape board has no record of any notice affecting this title

26.7 section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve The regional landscape board has no record of any notice affecting this title

26.8 section 187 - Notice requiring control or quarantine of animal or plant The regional landscape board has no record of any notice affecting this title

26.9 section 193 - Protection order to secure compliance with specified provisions of the Act The regional landscape board has no record of any order affecting this title

26.10 section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act The regional landscape board has no record of any order affecting this title

26.11 section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act The regional landscape board has no record of any authorisation affecting this title

## **27. *Outback Communities (Administration and Management) Act 2009***

27.1 section 21 - Notice of levy or contribution payable Outback Communities Authority has no record affecting this title

## 28. ***Phylloxera and Grape Industry Act 1995***

- 28.1 section 23(1) - Notice of contribution payable The Phylloxera and Grape Industry Board of South Australia has no vineyard registered against this title. However all properties with greater than 0.5 hectares of planted vines are required to be registered with the board

## 29. ***Planning, Development and Infrastructure Act 2016***

- 29.1 Part 5 - Planning and Design Code  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: [https://plan.sa.gov.au/have\\_your\\_say/code-amendments/code\\_amendment\\_register](https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register) or phone PlanSA on 1800 752 664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

29.10 section 198(1) - Requirement to vest land in a council or the Crown to be held as open space

State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

29.11 section 198(2) - Agreement to vest land in a council or the Crown to be held as open space

State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

29.14 section 214(6), 214(10) or 222 - Enforcement order

Contact the Local Government Authority for details relevant to this item

also

State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

### 30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

Plant Health in PIRSA has no record of any notice or order affecting this title

### 31. *Public and Environmental Health Act 1987 (repealed)*

31.1 Part 3 - Notice

Public Health in DHW has no record of any notice or direction affecting this title

also

Contact the Local Government Authority for other details that might apply

31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval

Public Health in DHW has no record of any condition affecting this title

also

Contact the Local Government Authority for other details that might apply

31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)

Public Health in DHW has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

### 32. *South Australian Public Health Act 2011*

- 32.1 section 66 - Direction or requirement to avert spread of disease Public Health in DHW has no record of any direction or requirement affecting this title
- 32.2 section 92 - Notice Public Health in DHW has no record of any notice affecting this title  
also  
Contact the Local Government Authority for other details that might apply
- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title  
also  
Contact the Local Government Authority for other details that might apply

### 33. *Upper South East Dryland Salinity and Flood Management Act 2002 (expired)*

- 33.1 section 23 - Notice of contribution payable DEW has no record of any notice affecting this title

### 34. *Water Industry Act 2012*

- 34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement **An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**  
also  
The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title  
also  
Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.  
also  
Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.  
also  
Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

### 35. *Water Resources Act 1997 (repealed)*

- 35.1 section 18 - Condition (that remains in force) of a permit DEW has no record of any condition affecting this title
- 35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy DEW has no record of any notice affecting this title

### 36. **Other charges**

- 36.1 Charge of any kind affecting the land (not included in another item) Refer to the Certificate of Title  
also  
Contact the vendor for these details  
also  
Contact the Local Government Authority for other details that might apply

## Other Particulars

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Other particulars as identified in Division 2 of the Schedule to Form 1 as described in the *Regulations to the Land and Business (Sale and Conveyancing) Act 1994*

- |     |   |   |
|-----|---|---|
| 1.  | Particulars of transactions in last 12 months                                   | Contact the vendor for these details  |
| 2.  | Particulars relating to community lot (including strata lot) or development lot | Enquire directly to the Secretary or Manager of the Community Corporation   |
| 3.  | Particulars relating to strata unit   | Enquire directly to the Secretary or Manager of the Strata Corporation  |
| 4.  | Particulars of building indemnity insurance                                     | Contact the vendor for these details<br>also<br>Contact the Local Government Authority  |
| 5.  | Particulars relating to asbestos at workplaces                                  | Contact the vendor for these details  |
| 6.  | Particulars relating to aluminium composite panels                              | Please note that the audit is limited to classes of buildings, and that this note does not confirm the presence or absence of Aluminium Composite Panelling. Contact the vendor for relevant details.                               |
| 7.  | Particulars relating to court or tribunal process                               | Contact the vendor for these details  |
| 8.  | Particulars relating to land irrigated or drained under Irrigation Acts         | SA Water will arrange for a response to this item where applicable  |
| 9.  | Particulars relating to environment protection                                  | Contact the vendor for details of item 2<br>also<br>EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title<br>also<br>Contact the Local Government Authority for information relating to item 6 |
| 10. | Particulars relating to <i>Livestock Act, 1997</i>                              | Animal Health in PIRSA has no record of any notice or order affecting this title  |

## Additional Information

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The following additional information is provided for your information only.  
These items are not prescribed encumbrances or other particulars prescribed under the Act.

- |     |  |  |
|-----|--|--|
| 1.  | Pipeline Authority of S.A. Easement  | Epic Energy has no record of a Pipeline Authority Easement relating to this title  |
| 2.  | State Planning Commission refusal  | No recorded State Planning Commission refusal  |
| 3.  | SA Power Networks  | SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title                      |
| 4.  | South East Australia Gas Pty Ltd   | SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property  |
| 5.  | Central Irrigation Trust   | Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title.                         |
| 6.  | ElectraNet Transmission Services   | ElectraNet has no current record of a high voltage transmission line traversing this property  |
| 7.  | Outback Communities Authority  | Outback Communities Authority has no record affecting this title   |
| 8.  | Dog Fence ( <i>Dog Fence Act 1946</i> )                                      | This title falls outside the Dog Fence rateable area. Accordingly, the Dog Fence Board holds no current interest in relation to Dog Fence rates. |
| 9.  | Pastoral Board ( <i>Pastoral Land Management and Conservation Act 1989</i> ) | The Pastoral Board has no current interest in this title   |
| 10. | Heritage Branch DEW ( <i>Heritage Places Act 1993</i> )                      | Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title                               |
| 11. | Health Protection Programs – Department for Health and Wellbeing             | Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title.                               |

## Notices

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Notices are printed under arrangement with organisations having some potential interest in the subject land. You should contact the identified party for further details.

### **Electricity and Telecommunications Infrastructure - Building Restrictions and Statutory Easements (including those related to gas, water and sewage)**

#### Building restrictions

It is an offence under section 86 of the *Electricity Act 1996* to erect a building or structure within a prescribed distance of aerial or underground powerlines. In some, but not all, cases approval may be obtained from the Technical Regulator. Generally, however, land owners must not build, or alter a building or structure, with the result that any part of the resulting building or structure is within the minimum clearance distance required from certain types of powerlines. These building limitations are set out in the *Electricity (General) Regulations 2012* regulations 81 and 82. Purchasers intending to redevelop the property to be purchased should therefore be aware that the restrictions under the *Electricity Act* and *Regulations* may affect how, or if, they are able to redevelop the property.

In addition, if a building or structure is erected in proximity to a powerline of an electricity entity in contravention of the *Electricity Act*, the entity may seek a court order:

- a) requiring the person to take specified action to remove or modify the building or structure within a specified period;
- b) for compensation from the person for loss or damage suffered in consequence of the contravention; and/or
- c) for costs reasonably incurred by the entity in relocating the powerline or carrying out other work.

Contact the Office of the Technical Regulator in DEM on 8226 5500 for further details.

#### Statutory easements

Statutory easements for purposes such as (and without limitation) electricity, telecommunications, gas, water and sewage, may also exist, but may not be registered or defined on the title for the land.

Separate from the above building restrictions, South Australia's electricity supply and transmission businesses have statutory easements over land where part of the electricity distribution or transmission system was on, above or under the land as at particular dates specified by legislation.

This notice does not necessarily imply that any statutory or other easement exists.

However, where in existence, statutory easements may provide these organisations and businesses (identified in the relevant legislation) with the right of entry, at any reasonable time, to operate, repair, examine, replace, modify or maintain their equipment, to bring any vehicles or equipment on the land for these purposes, and to install, operate and carry out work on any pipelines, electricity or telecommunications cables or equipment that may be incorporated in, or attached to, their equipment ( For example, see Clause 2 of Schedule 1 of the *Electricity Corporations (Restructuring and Disposal) Act 1999*; section 48A of the *Electricity Act 1996*).

For further clarification on these matters, please contact the relevant organisations or businesses, such as SA Power Networks' Easements Branch on telephone 8404 5897 or 8404 5894.

If you intend to excavate, develop or subdivide land, it is suggested that you first lodge a 'Dial Before you Dig' enquiry. Dial Before You Dig is a free referral service that provides information on the location of underground infrastructure. Using the Dial Before you Dig service (<https://1100.com.au>) may mitigate the risk of injury or expense resulting from inadvertent interference with, damage to, or requirement to relocate infrastructure.

#### ***Land Tax Act 1936 and Regulations thereunder***

Agents should note that the current owner will remain liable for any additional charge accruing due before the date of this certificate which may be assessed on the land and also that the purchaser is only protected in respect of the tax for the financial year for which this certificate is issued. If the change of ownership will not occur on or before the 30th June, another certificate should be sought in respect of the next financial year or requests for certificate should not be made until after 30th June.

#### ***Animal and Plant Control (Agriculture Protection and other purposes) Act 1986 and Regulations***

Agents should note that this legislation imposes a responsibility on a landholder to control and keep controlled proclaimed plants and particular classes of animals on a property.

Information should be obtained from:

- The vendor about the known presence of proclaimed plants or animals on the property including details which the vendor can obtain from records held by the local animal and plant control board
- The local animal and plant control board or the Animal and Plant Control Commission on the policies and priorities relating to the control of any serious proclaimed plants or animals in the area where the property is located.

#### ***Landscape South Australia 2019***

Water Resources Management - Taking of underground water

Under the provisions of the *Landscape South Australia Act 2019*, if you intend to utilise underground water on the land subject to this enquiry the following apply:

- A well construction permit accompanied by the prescribed fee is required if a well/bore exceeding 2.5 meters is to be constructed. As the prescribed fee is subject to annual review, you should visit the webpage below to confirm the current fee
- A licensed well driller is required to undertake all work on any well/bore
- Work on all wells/bores is to be undertaken in accordance with the *General specification for well drilling operations affecting water in South Australia*.

Further information may be obtained by visiting <https://www.environment.sa.gov.au/licences-and-permits/water-licence-and-permit-forms>. Alternatively, you may contact the Department for Environment and Water on (08) 8735 1134 or email [DEWwaterlicensing@sa.gov.au](mailto:DEWwaterlicensing@sa.gov.au).

Account Number 08 03579 24 7	L.T.O Reference CT5047316	Date of issue 4/6/2025	Agent No. 7793	Receipt No. 2679270
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ECKERMANN FORMS  
 PO BOX 191  
 CAMPBELLTOWN SA 5074  
 searches@eckermannforms.com

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

Customer: A NAUFAL  
 Location: U4 89 CROSS RD HAWTHORN UNIT 4  
 Description: 4H/UNIT CP                      Capital Value: \$ 370 000  
 Rating: Residential

### Periodic charges

Raised in current years to 30/6/2025

			\$
	Arrears as at: 30/6/2024	:	0.00
Water main available:	1/7/1972	Water rates	314.40
Sewer main available:	1/7/1972	Sewer rates	347.80
		Water use	29.63
		SA Govt concession	0.00
		Recycled Water Use	0.00
		Service Rent	0.00
		Recycled Service Rent	0.00
		Other charges	0.00
		Goods and Services Tax	0.00
		Amount paid	691.83CR
		Balance outstanding	0.00

Degree of concession: 00.00%  
 Recovery action taken: FULLY PAID

Next quarterly charges:    Water supply: Not declared                      Sewer: Not declared                      Bill: 13/8/2025

This account has no meter of its own but is supplied from account no 08 03579 09 5.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 16.66%.

If your property was constructed before 1929, it's recommended you request a property interest report and internal 'as constructed' sanitary drainage drawing to understand any specific requirements relating to the existing arrangements.

As constructed sanitary drainage drawings can be found at <https://maps.sa.gov.au/drainageplans/>.  
SA Water has no record of an Encumbrance on this property as at the date of issue of this certificate.

## South Australian Water Corporation

Name: **Water & Sewer Account**  
A NAUFAL Acct. No.: 08 03579 24 7 Amount: \_\_\_\_\_

Address:  
U4 89 CROSS RD HAWTHORN UNIT 4

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### Payment Options

**EFT**

EFT Payment

Bank account name: SA Water Collection Account  
BSB number: 065000  
Bank account number: 10622859  
Payment reference: 0803579247



Bill code: 8888  
Ref: 0803579247

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at [bpay.com.au](http://bpay.com.au)



Paying online

Pay online at [www.sawater.com.au/paynow](http://www.sawater.com.au/paynow) for a range of options. Have your account number and credit card details to hand.



Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.

SA Water account number: 0803579247

## Certificate of Title

**Title Reference** CT 5047/316  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 17622607  
**Address for Notices** 28 DOUGLAS ST PORT AUGUSTA, SA 5700  
**Area** NOT AVAILABLE

## Estate Type

Fee Simple (Unit)

## Registered Proprietor

AHMED NAUFAL  
OF UNIT 4 89 CROSS ROAD HAWTHORN SA 5062  
80 / 100 SHARE

MOHAMED SALEEM  
OF 17 RUTLAND AVENUE UNLEY PARK SA 5061  
20 / 100 SHARE

## Description of Land

UNIT 4 STRATA PLAN 432  
IN THE AREA NAMED HAWTHORN  
HUNDRED OF ADELAIDE

## Last Sale Details

**Dealing Reference** TRANSFER (T) 12845139  
**Dealing Date** 12/12/2017  
**Sale Price** \$283,000  
**Sale Type** FULL VALUE / CONSIDERATION AND WHOLE OF LAND

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12845140	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
0803579247	CURRENT	Unit 4, 89 CROSS ROAD, HAWTHORN, SA 5062

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

<b>Valuation Number</b>	0803579247
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2024
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/1972
<b>Property Location</b>	Unit 4, 89 CROSS ROAD, HAWTHORN, SA 5062
<b>Local Government</b>	MITCHAM
<b>Owner Names</b>	AHMED NAUFAL MOHAMED SALEEM
<b>Owner Number</b>	17622607
<b>Address for Notices</b>	28 DOUGLAS ST PORT AUGUSTA, SA 5700
<b>Zone / Subzone</b>	EN - Established Neighbourhood
<b>Water Available</b>	Yes
<b>Sewer Available</b>	Yes
<b>Land Use</b>	1321 - First Floor Home Unit
<b>Description</b>	4H/UNIT CP
<b>Local Government Description</b>	Residential

## Parcels

Plan/Parcel	Title Reference(s)
S432 UNIT 4	CT 5047/316

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$167,000	\$370,000			
Previous	\$167,000	\$335,000			

## Building Details

<b>Valuation Number</b>	0803579247
<b>Building Style</b>	Conventional
<b>Year Built</b>	1966
<b>Building Condition</b>	Good
<b>Wall Construction</b>	Brick
<b>Roof Construction</b>	Tiled (Terra Cotta or Cement)
<b>Equivalent Main Area</b>	83 sqm
<b>Number of Main Rooms</b>	4

*Note – this information is not guaranteed by the Government of South Australia*

## Certificate of Title

**Title Reference:** CT 5047/316  
**Status:** CURRENT  
**Edition:** 7

## Dealings

No Unregistered Dealings and no Dealings completed in the last 90 days for this title

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title